

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803**

We meet on: **2nd Wednesday** of the Month at **7:00 P.M.**

Location: **Richmond ELKS Lodge #1251**

3931 San Pablo Dam Road, El Sobrante

The ESMAC is an advisory body to the Board of Supervisors

Chair: Xina Ash **Vice Chair:** Thomas Lang **Secretary:** Tom Owens

Members at-large: Jim Hermann, Dr. Melinda V. McLain, Joe Sarapochillo, *vacancy*

Alternates: Shirley Rosenthal-Winston, *vacancy*

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Xina Ash at least 24 hours before the meeting at: xa.esmac@gmail.com

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, October 09, 2019 7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for September 9, 2019 ESMAC meeting

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics

P.1 – Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford

Questions – limit 2 minutes per speaker

P.2 – Presentation by California Highway Patrol, Officer Sean Wilkenfeld

Questions – limit 2 minutes per speaker

P.3 – Presentation by Contra Costa County Fire

Questions – limit 2 minutes per speaker

P.4 – Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Questions – limit 2 minutes per speaker

Public Comment – for items not on the agenda.

Limit 2 minutes per speaker

Discussions Items – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 – Envision 2040 – ESMAC to vote on a letter of support

DI.2 – CCC Dept. of Conservation and Development SE19-0005 – ESMAC to review the application to construct a duplex on a vacant lot on *4482 Appian Way* near Santa Rita Road. Response due by October 25, 2019 to Stan Muraoka.

DI.3 – CCC Dept. of Conservation and Development SE19-0008 – ESMAC to review the application to construct a duplex on a vacant lot on *4448 Appian Way* near Santa Rita Road. Response due by October 25, 2019 to Stan Muraoka.

DI.4 – CCC Dept. of Conservation and Development VR19-1039 – ESMAC to review the variance application to allow a 0' setback for a retaining wall where 3' is required at *679 El Centro Road*. The new retaining wall would be a maximum of 5' high and replacing an existing retaining wall. Response due by October 14, 2019 to Nicky Vu.

DI.5 – CCC Dept. of Conservation and Development VR19-1043 – ESMAC to review the variance application. The applicant requests approval of a variance to allow a 14.5-foot front setback, where 20 feet is required, to legalize the conversion of the existing garage into living space. No change in building footprint is proposed at this time. Response due by October 29, 2019 to Nicholas Vu.

Information Items

10.1 – Contra Costa County Zoning Administrator

- October 7, 2019 Agenda attached (no items for El Sobrante).

10.2 – Contra Costa County Planning Commission

- Meeting cancelled to October 23, 2019, notice attached

10.3 – El Sobrante Community Clean-up Day

- Saturday October 12, 2019, 8:30am-12pm Moose Lodge #500, 4660 Appian Way

10.4 – Greater Richmond Interfaith Program (GRIP) 33rd Annual Harmony Walk, register at www.gripcares.org or 510-233-2141. GRIP delivers services to the Homeless in Richmond/Contra Costa County.

- Saturday October 26, 2019, 9:00am – 1:00pm Nichol Park (3230 Macdonald Ave. Richmond)

10.5 – El Sobrante Chamber of Commerce Hometown Holiday Faire

- Saturday November 30, 2019 10:00am – 3:00pm, Masonic Hall, 5050 El Portal Drive, El Sobrante

Vendor applications to be submitted by October 15, 2019, application attached

10.6 – El Sobrante Chamber of Commerce Spaghetti Western Fundraiser Dinner and Dance

- October 19, 2019 5:00pm, Elks Lodge Banquet Hall, 3931 San Pablo Dam Road, El Sobrante

10.7 – Citizens for a Greener El Sobrante are planning upcoming recurring plant sales. Dates to be announced.

ESMAC Subcommittees

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Announcements:

- The ESMAC has (1) member vacancy and (1) Alternate vacancy.
- The ESMAC brochure is due for a refresh. Members of the ESMAC are encouraged to submit ideas to James Lyons.

Agenda Items / Speakers for Upcoming ESMAC Meetings:

Adjournment:

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803** We meet on: **2nd Wednesday** of the Month at
7:00 P.M. Location: **Richmond ELKS Lodge #1251**
3931 San Pablo Dam Road, El Sobrante

Minutes for Wednesday September 11, 2019 7:00PM

Pledge of Allegiance led by Shirley Rosenthal-Winston

Call to Order/Welcome/Roll Call: Present- Thomas Lang, Vice-Chair; Shirley Rosenthal-Winston, Joe Sarapochillo and Melinda V. McLain. Excused absences - Xina Ash, Tom Owens, Jim Hermann. Resigned-Andrew Chahrour. Vice-Chair Thomas Lang chaired the meeting and kept the minutes.

Approval of Minutes – Minutes for ESMAC 8-14-2019 were unanimously approved.

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia: \$2,005.

Introduction of Speakers/Guests/Topics

P.1- Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford El Sobrante area has been quiet, with attention focused on preparation for stroll. **Robert Nelson** briefly introduced himself as a representative of the Sheriff's Office. He is attending MAC meetings across the country and is eager to hear residents' concerns

P.2- Presentation by California Highway Patrol, CHP Officer Timothy Leviste

- Construction on eastern end of SPDR has increased accident risk due to debris on the road. Lack of striping and border lines complicates conditions.
- Bicyclists are encouraged to watch their speed coming down SPDR from SPD reservoir. Likely that debris combined with high speed caused a chain reaction crash in a group of bicyclists coming down the hill.
- ESMAC member Shirley Rosenthal-Winston requested placement of an electronic sideboard when road is complete. Officer Leviste will forward request to his management.
- ESMAC member Melinda McLain noted people are ignoring 25 MPH speed limit coming down SPDR
- Audience member noted heavy trucks speeding down Valley View and Spring Ave, starting 8-9PM until about 10PM. Does road allow trucks of that weight. Officer Leviste will inquire into this.

P.3 Presentation by Contra Costa County Fire Capt. Billy Small

- Station 69 ran 124 calls over the last 4 days. Roughly 75% are EMS calls.
- Extensive discussion about fire risk and homeless. Capt Small noted that there have been a lot of small fires in homeless encampments. Fortunately, weather has not been hot and dry this summer.

- Capt Small noted that CC Fire cannot order homeless to leave. Lt. Buford noted that enforcement efforts regarding homeless have focused on trespass, loitering and disorderly conduct, with multiple citations leading to arrest. Officer Leviste noted that food offerings from local churches, though compassionate, result in continuing influx of homeless to certain locations.

P.4- Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

- CC County Deputy Librarian Gayle McPartland presented an update on new library construction.
- Opening date will be announced in October ESMAC meeting
- Hopefully library will open before holidays.

James Lyons:

- ES Community Cleanup on Oct 12
- Coastal Cleanup on Oct 21
- Restriped SPDR will not have any bike lanes west of Appian. Bike lanes will be considered for east of Appian, depending on available width of road and needs of local residents

P5. Presentation on Envision 2040 by Cindy Franks, El Sobrante Planning and Zoning Advisory Committee

- New plan retains much of what was proposed in 2001. Proposed ES redesign aims to create a village-like downtown, with heavy emphasis on bikes and public transportation. Mixed use residential/business, highly pedestrian friendly. Gateway structure proposed for El Portal Ave leading into SPDR. Proposed maps and artists conceptions were shown. These are online.
- Considerable discussion focused on how to make this work given issues with homeless. Another focus of discussion was plan for a Senior Center, with several audience members pointing out this need. An audience member pointed out a need to start slowing down SPDR traffic in the near term in order to make this work. Another question focused on how this project would be funded

Public Comment – for items not on the agenda.

- Melinda McClain discussed the status of the new development at the site of the old Adachi Nursery.
- An audience member asked about what was being done in regard to the sinkhole at Via Verdi.

Discussions Items – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 – Sierra Club wrote the ESMAC a letter requesting that they consider putting their public buildings into the 100% renewable Deep Green Service. James will report back as to whether this has already done, and if not, whether this is feasible.

DI.2-Planning Commission vote for Negative Declaration in Balmore Court Project. James reported that this project is already far along and ESMAC provided its input previously.

Short Discussion Items

none

Information Items

10.1 – Contra Costa County Zoning Administrator

Met on August 19 and Sept 4, no items relevant to ES

10.2 – Contra Costa County Local Agency Formation Commission

10.3-Contra Costa County Planning Commission

Met on August 14 and August 28

10.4 – El Sobrante Chamber of Commerce

El Sobrante Stroll, September 15, 11AM-4PM

ESMAC Subcommittees

1. **11.1** ESMAC Land Use – No report.
2. **11.2** ESMAC Safety – No report.
3. **11.3** ESMAC Education Programs/ Outreach – Shirley wonders what the purpose of this subcommittee might be? Does it have any impact on the library? Would this be the vehicle for having input about library activities and collections?

Announcements:

Agenda Items / Speakers for Upcoming ESMAC Meetings:

Adjournment: 8:55pm



AGENCY COMMENT REQUEST

Date 09/25/19

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Grading Inspection |
| <input type="checkbox"/> Advance Planning | <input checked="" type="checkbox"/> Housing Programs |
| <input type="checkbox"/> Trans. Planning | <input type="checkbox"/> Telecom Planner |
| <input type="checkbox"/> ALUC Staff | <input type="checkbox"/> HCP/NCCP Staff |
| <input type="checkbox"/> APC PW Staff | <input type="checkbox"/> County Geologist |

HEALTH SERVICES DEPARTMENT

- ☐ Environmental Health ☐ Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ☒ Engineering Services (Full-size + email x3)
☐ Traffic
☐ Flood Control (Full-size) ☐ Special Districts

LOCAL

- ☐ Fire District _____
_____ Consolidated – (email) fire@cccfd.org
_____ East CCC – (email) brodriguez@cccfd.org
☐ Sanitary District _____
☐ Water District _____
☐ City of _____
☐ School District(s) _____
☐ LAFCO _____
☐ Reclamation District # _____
☐ East Bay Regional Park District _____
☐ Diablo/Discovery Bay/Crockett CSD _____
☒ MAC/TAC EL SOBRANTE
☐ Improvement/Community Association _____
☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- ☐ CHRIS (email only: nwic@sonoma.edu)
☐ CA Fish and Wildlife, Region 3 – Bay Delta
☐ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner STAN MURAOKA
Phone # 925-674-7781
E-mail stanley.muraoka@dcd.cccounty.us
County File # SE 19-0005

Prior to 10/25/19

We have found the following special programs apply to this application:

- NO Active Fault Zone (Alquist-Priolo)
AE Flood Hazard Area, Panel # 06013C02316
YES 60-dBA Noise Control APPIAN WAY
NO CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

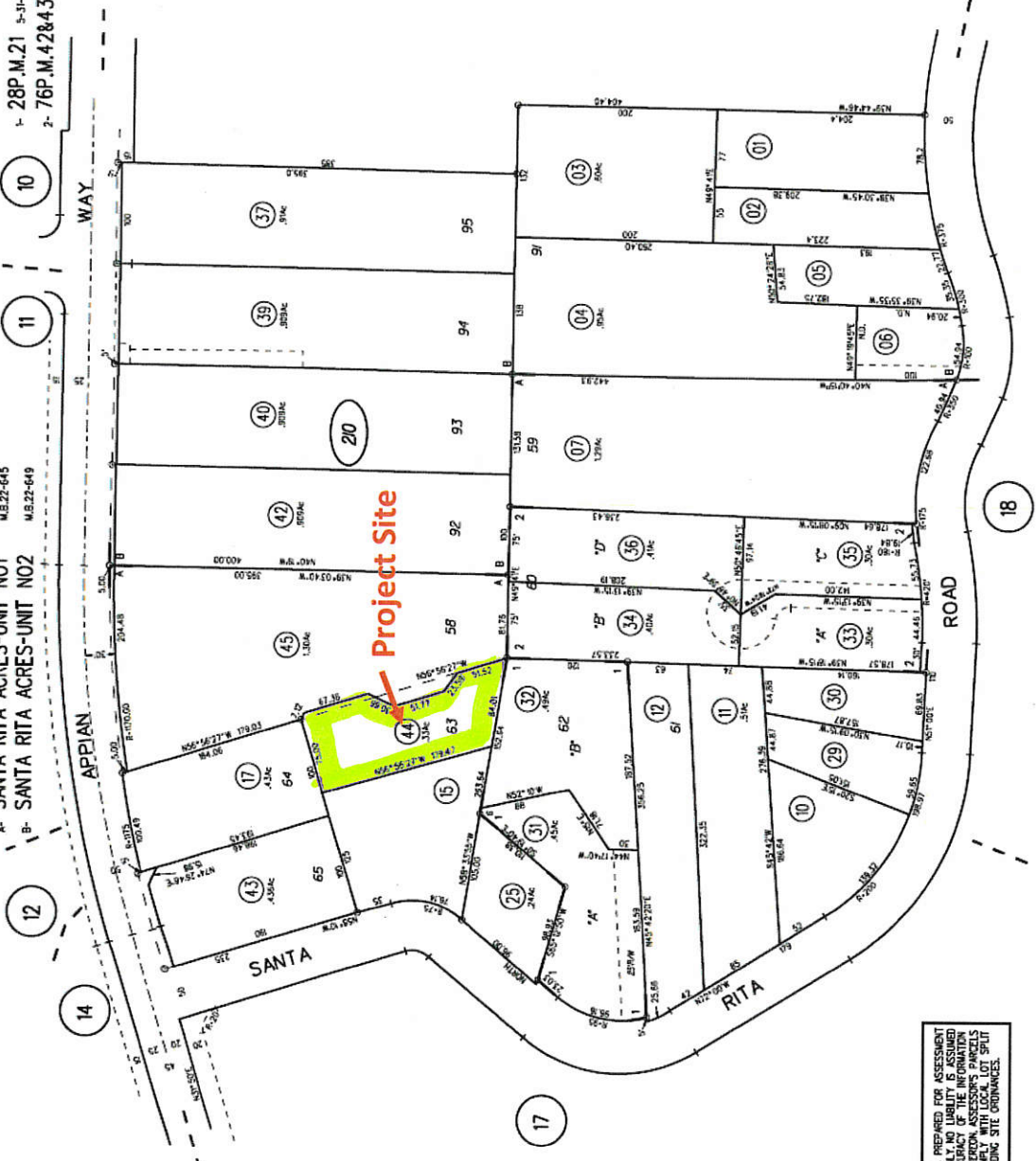
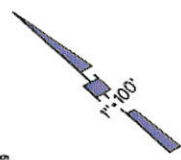
JUL 10 AM 9:52

APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER		APPLICANT		
Name Rong Mou		Name Rong Mou		
Address 400 Stannange Ave. Apt C		Address 400 Stannange Ave. Apt C		
City, State/Zip Albany, CA 94706		City, State/Zip Albany, CA 94706		
Phone 510-589-3522 email mourongyu@gmail.com		Phone 510-589-3522 email mourongyu@gmail.com		
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature		
CONTACT PERSON (optional)		PROJECT DATA		
Name Eason Yuan		Total Parcel Size: 14,258 sqf		
Address 320 Park View Ter. Apt 202		Proposed Number of Units: 2		
City, State/Zip Oakland, CA 94610		Proposed Square Footage: 3402.4 sqf (exclude parking garage)		
Phone 734-546-1366 email yuanyi28@gmail.com		Estimated Project Value:		
Project description (attach supplemental statement if necessary):				
The proposed project is duplex residence. Two units are attached with a short shared wall on ground floor. The new development is located on a mild slope. It will share the existing entry from Appian way through easement of lot 64.				
↓ FOR OFFICE USE ONLY ↓				
Project description:				
The applicant requests an <u>El Sobrante Administrative Review</u> to construct a duplex on a vacant lot				
Property description: Santa Rita Acres #2 Por L63 & Por L59				
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 425-210-044
Area: El Sobrante	*Base Fee/Deposit	\$ 300	S-	Site Address: 4482 Appian Way
Fire District: Consolidated	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: P-1
Sphere of Influence: Richmond	#Units ____ x \$195.00		S-014	Census Tract: 3602
Flood Zone: X	____ Sq. Ft. x \$0.20			Atlas Page:
Panel Number:	Notification Fee	15.00 / 30.00	S-052	General Plan: ML
x-ref Files: PR19-0002	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
TP17-0050	Environmental Health Dept.	57.00	5884	Supervisory District: 1
DPI6-3010	Other:			Received by: Michael Hart
SE19-0008				Date Filed: 7/10/19
Concurrent Files: SE19-0008	TOTAL	\$ 300		File # SE19-0005
	Receipt	# 190608256		
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

1- 28P.M.21 5-31-73
2- 76P.M.42&43 5-11-79

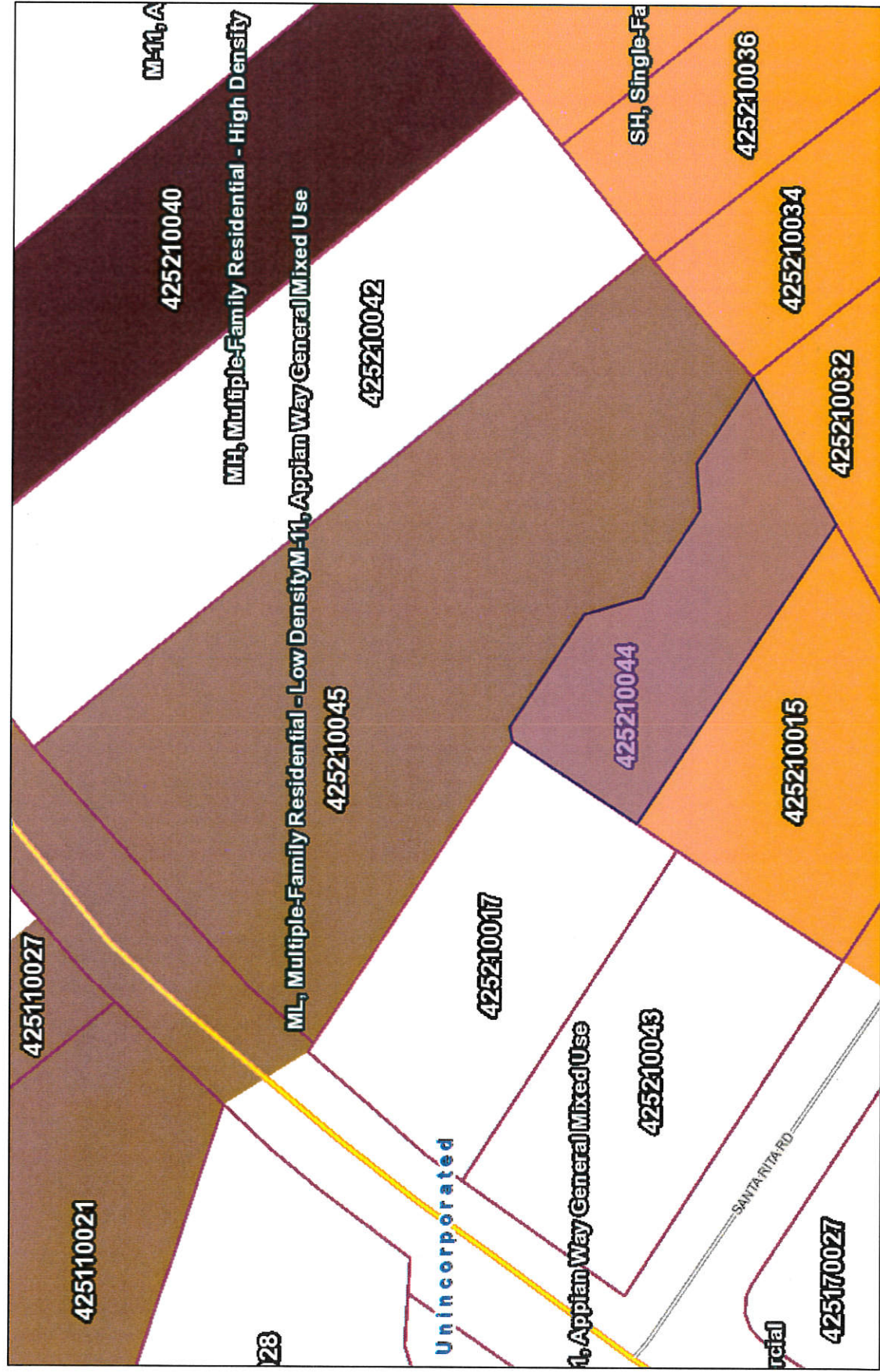
A- SANTA RITA ACRES-UNIT NO1 M.B.22-645
B- SANTA RITA ACRES-UNIT NO2 M.B.22-649



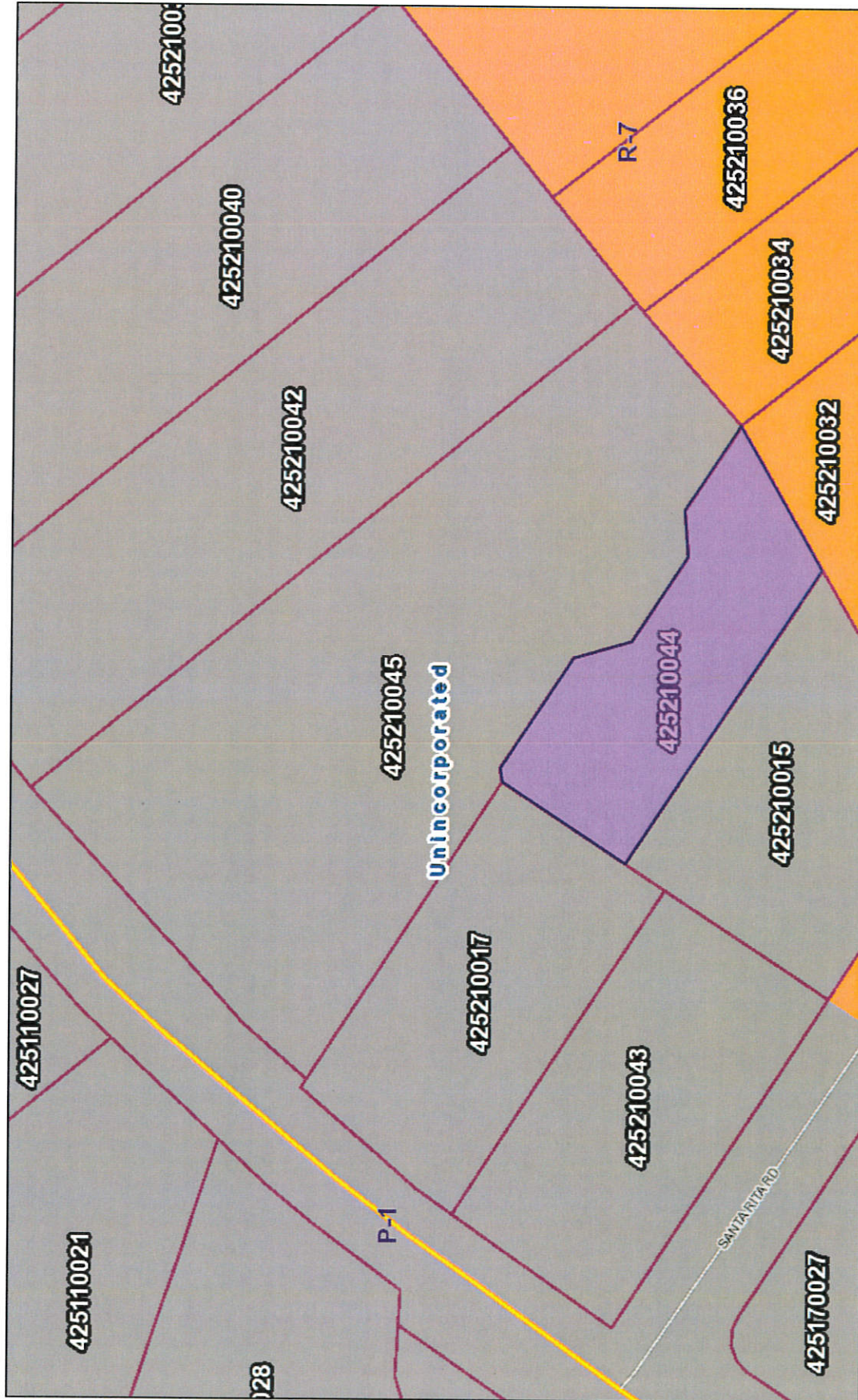
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor'S OFFICE DOES NOT COMPLY WITH LOCAL LOT SPLIT MAY OR BUILDING SITE ORDINANCES.

210 44.45
17/2/77

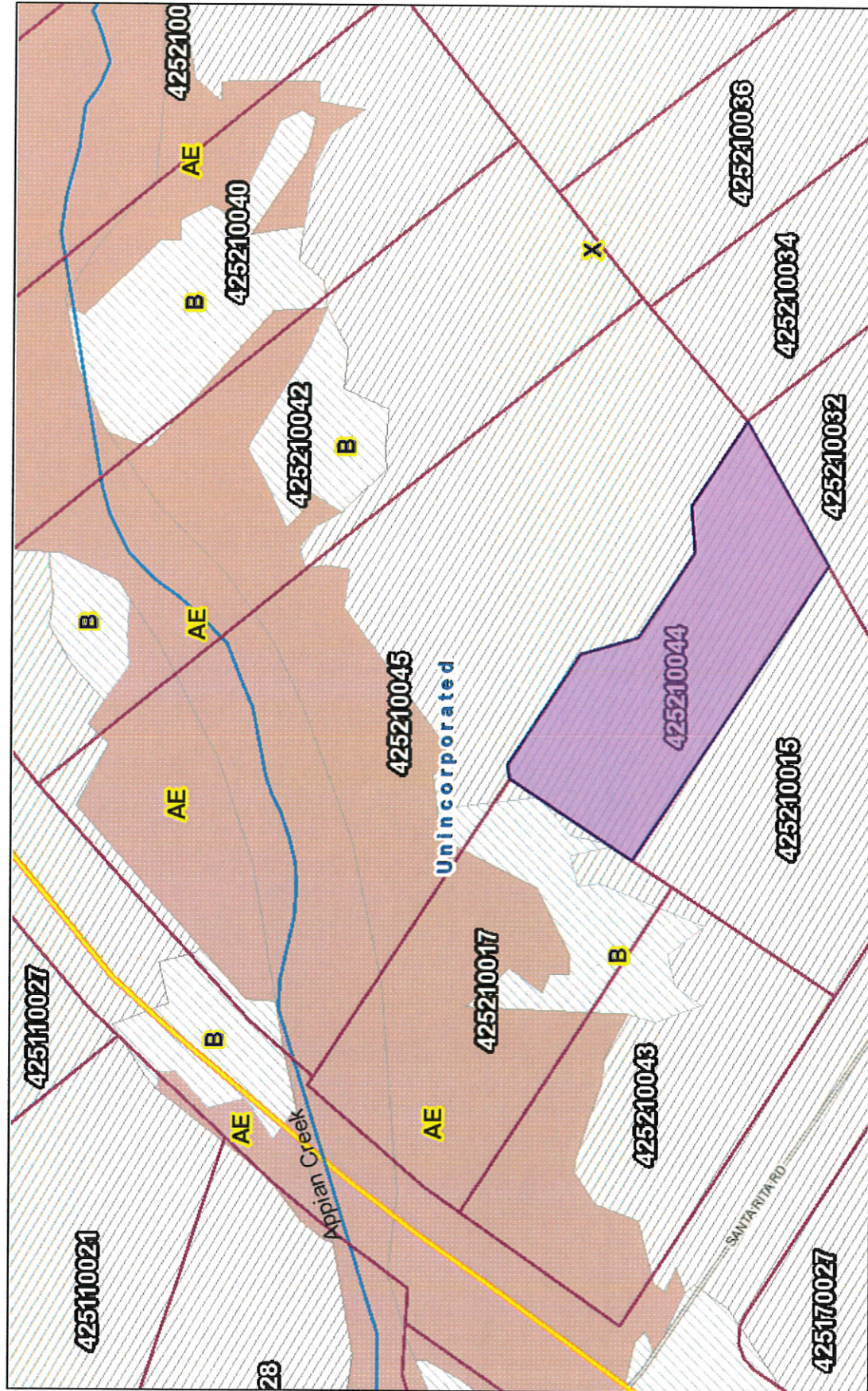
ASSESSOR'S MAP
BOOK 425 PAGE 21
CONTRA COSTA COUNTY, CALIF.



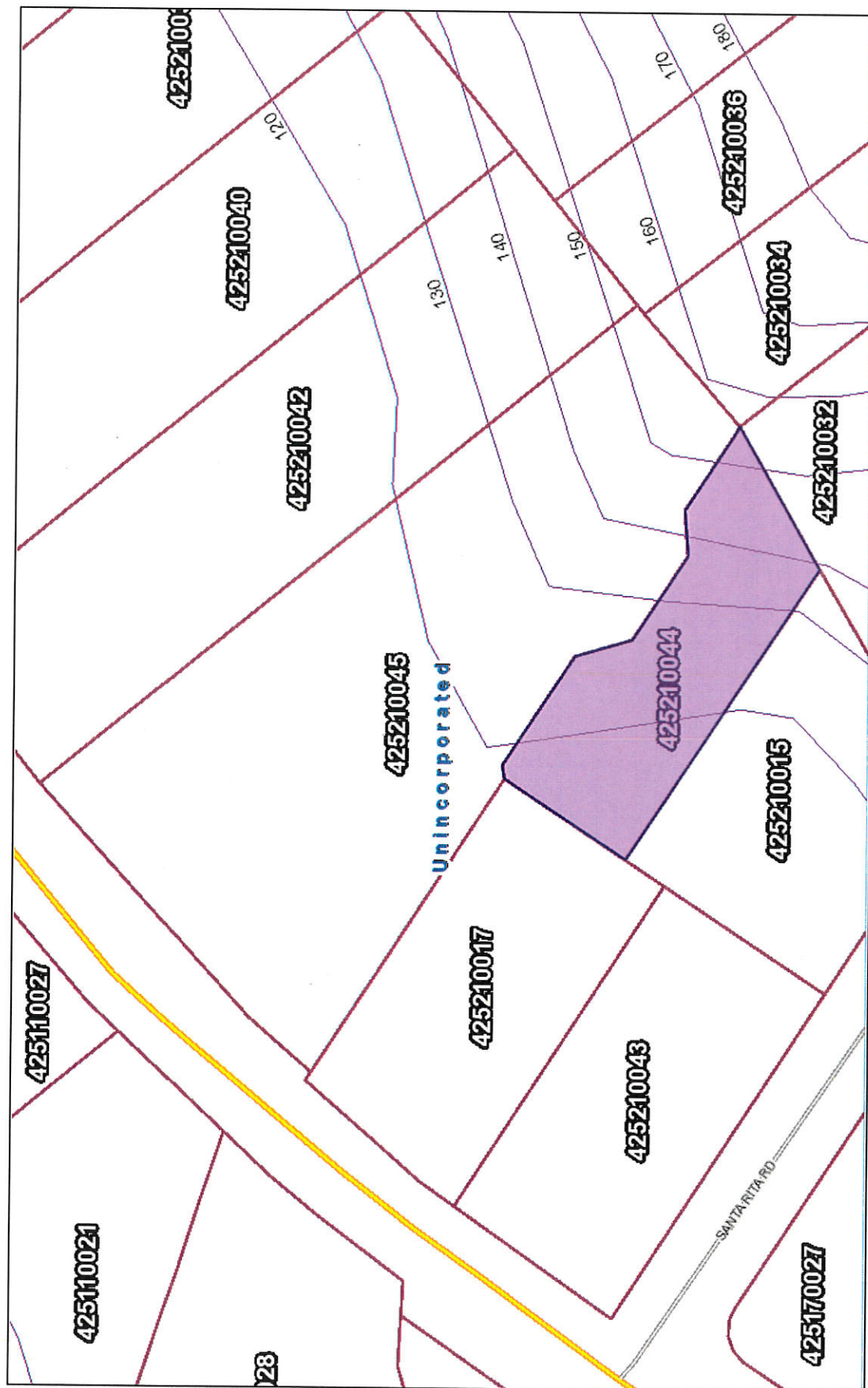
General Plan: MS, Multiple-Family Residential-Low Density
Source: Accela, accessed September 20, 2019



Zoning: P-1, Downtown El Sobrante Planned Unit District
Source: Accela, accessed September 20, 2019

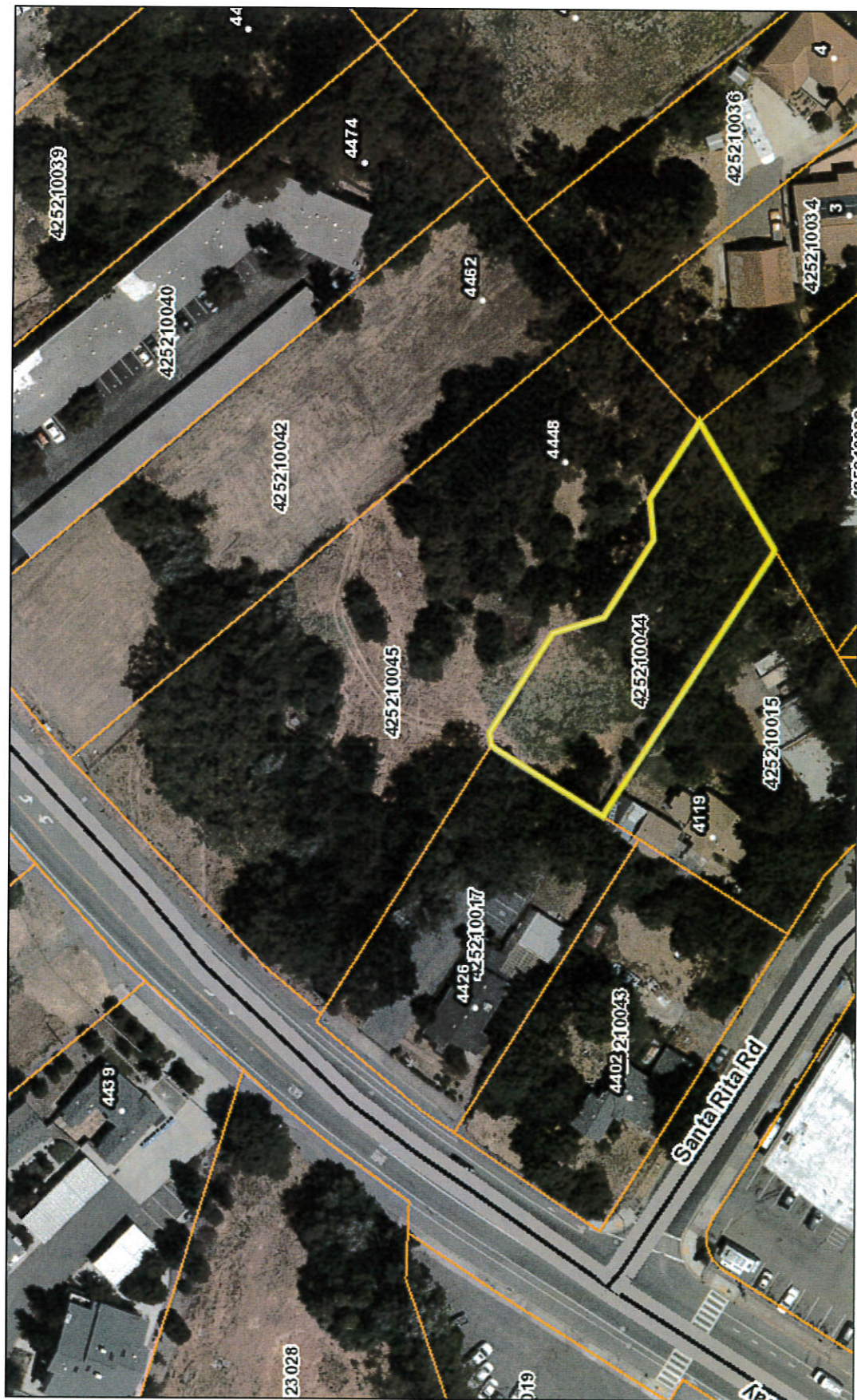


Flood Zone: X, Minimal risk area outside of the 500-year flood area
Source: Accela, accessed September 20, 2019



Topography: 10 foot contours

Source: Accela, accessed September 20, 2019



Aerial Photograph

Source: CCMap, accessed September 20, 2019

SANTA RITA ROAD

4428 APPIAN WAY, EL SOBRANTE, CA 94803

ISSUED FOR:
PLANNING SUBMITTAL
APN:425-210-044

ISSUE DATE: X

VICINITY MAP






PROJECT SUMMARY

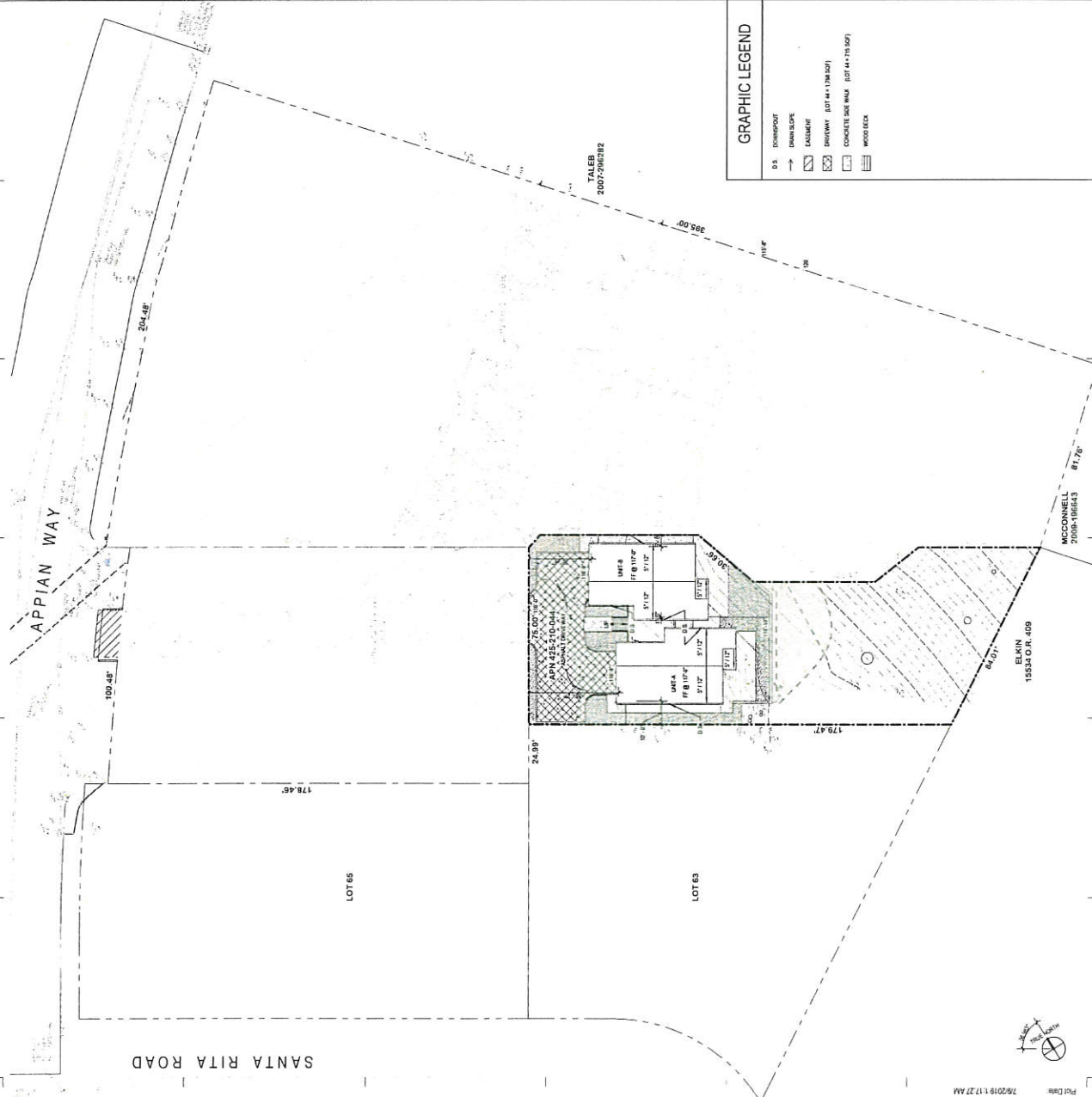


SE 19-0005

GRAPHIC LEGEND

 DOWNSPOUT
 DRAIN SLOPE
 EASEMENT
 DRIVEWAY (LOT 44 = 1744 SQ FT)
 CONCRETE SIDEWALK (LOT 44 = 715 SQ FT)
 WOOD DECK

PARCEL # 025-10-044
 ZONING MULTIPLE - FAMILY
 POWER, RINGING
 LOT SIZE 14.24 SQ
 PAVING 4 COVERED
 COVERAGE 15.3%
 SETBACK
 FRONT 28' 0" FRONT YARD
 SIDE 0 - 20' 0" FRONT YARD
 REAR 28' 0" FRONT YARD
 COVERAGE HEIGHT 28' 0" 10'
 STORIES 2
 TOTAL BUILDING
 FOOT PRINT 2.18 SQ
 TOTAL GROSS FLOOR AREA 3
 OCCUPANCY RESIDENTIAL
 CONSTRUCTION TYPE N-8



444B APPLIAN WAY,
EL SOBRANTE, CA

ROOM - LOT 44 UNIT-A - LEVEL 1

Level	Name	Area
LEVEL 1	PARKING GARAGE	445 SF
LEVEL 1	BEDROOM 3	172 SF
LEVEL 1	BATH 3	56 SF
LEVEL 1	LAUNDRY	54 SF
LEVEL 1	STORAGE	27 SF
LEVEL 1	DISCUSSION	102 SF

UNIT-A GFA = 583.3 SQF

ROOM - LOT 44 UNIT-8 - LEVEL 1

Level	Name	Area
LEVEL 1	PARTING GARAGE	445 SF
LEVEL 1	RESTROOM 3	132 SF
LEVEL 1	BATH 3	56 SF
LEVEL 1	LAUNDRY	54 SF
LEVEL 1	STORAGE	21 SF
LEVEL 1	CIRCULATION	79 SF
LEVEL 1	STORAGE	42 SF

UNIT-B GFA = 636.7 SQF

[illegible]

PLANTS AND SCULPTURES

NOT FOR
CONSTRUCTION

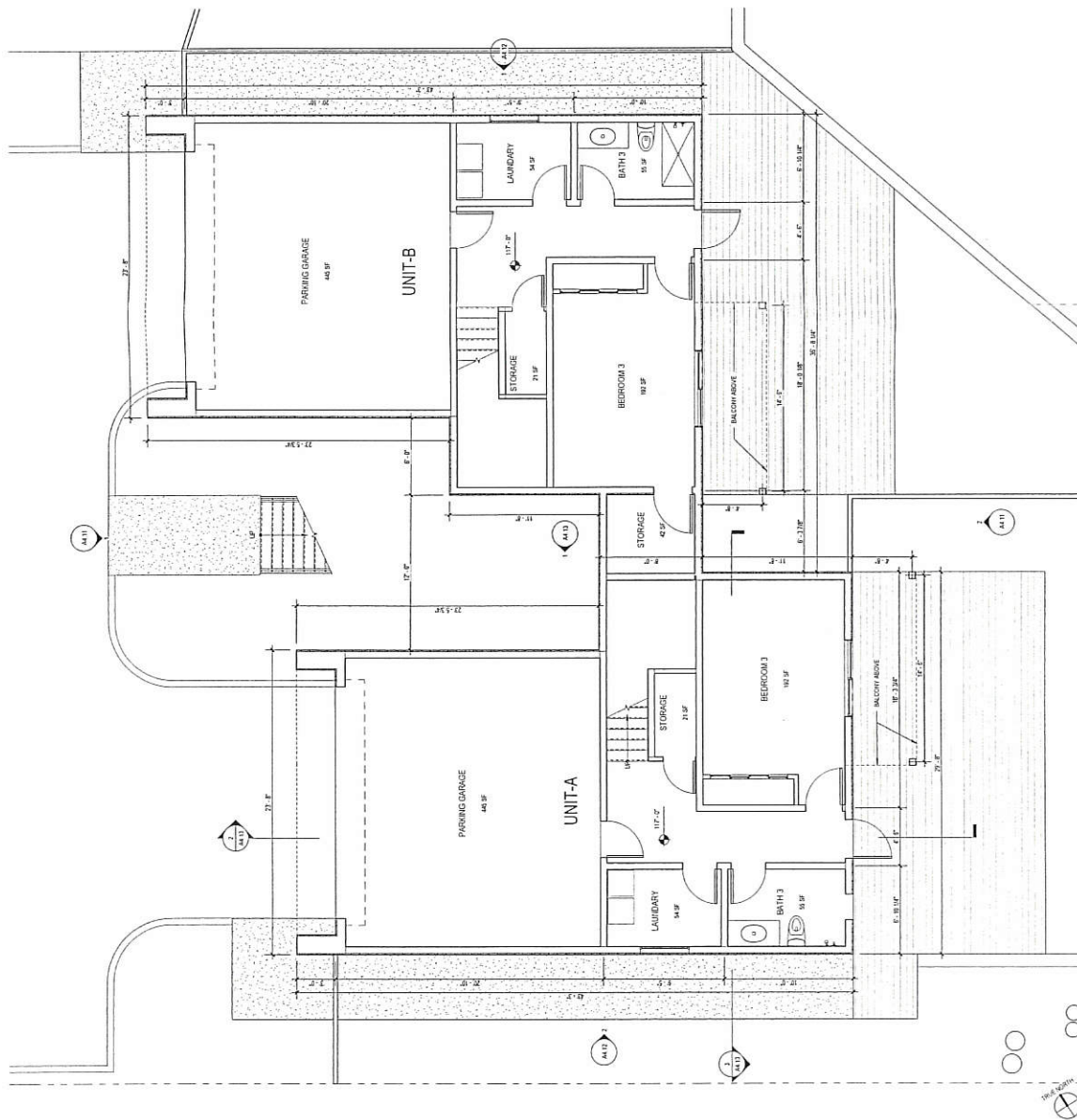
SHEET TITLE

LOT44 PLAN - LEVEL 1

03/06/2013 12:37 CDD

A2.11

WILLIAMS



LEVEL 1 - LOT 44 FLOOR PLAN

4448 APPMAN WAY,
EL SOBRANTE, CA4448 APPMAN WAY,
EL SOBRANTE, CA

Level	Name	Area
LEVEL 2	SOUTH 2	54 SF
LEVEL 2	WITCHEN 4	193 SF
LEVEL 2	REAR ROOM 2	121 SF
LEVEL 2	MASTER BED	131 SF
LEVEL 2	BATH 2	13 SF
LEVEL 2	LIVING	224 SF

UNIT-A GFA = 1,091.2 SQF

Level	Name	Area
EXEL 2	BATH 2	54 SF
EXEL 2	KITCHEN 2	193 SF
EXEL 2	BEDROOM 2	121 SF
EXEL 2	LIVING ROOM 2	113 SF
EXEL 2	HALL	31 SF
EXEL 2	CL. 2	24 SF

UNIT-B GFA = 1,091.2 SF

[illegible]

RESULTS AND SIGNATURES

NOT FOR CONSTRUCTION

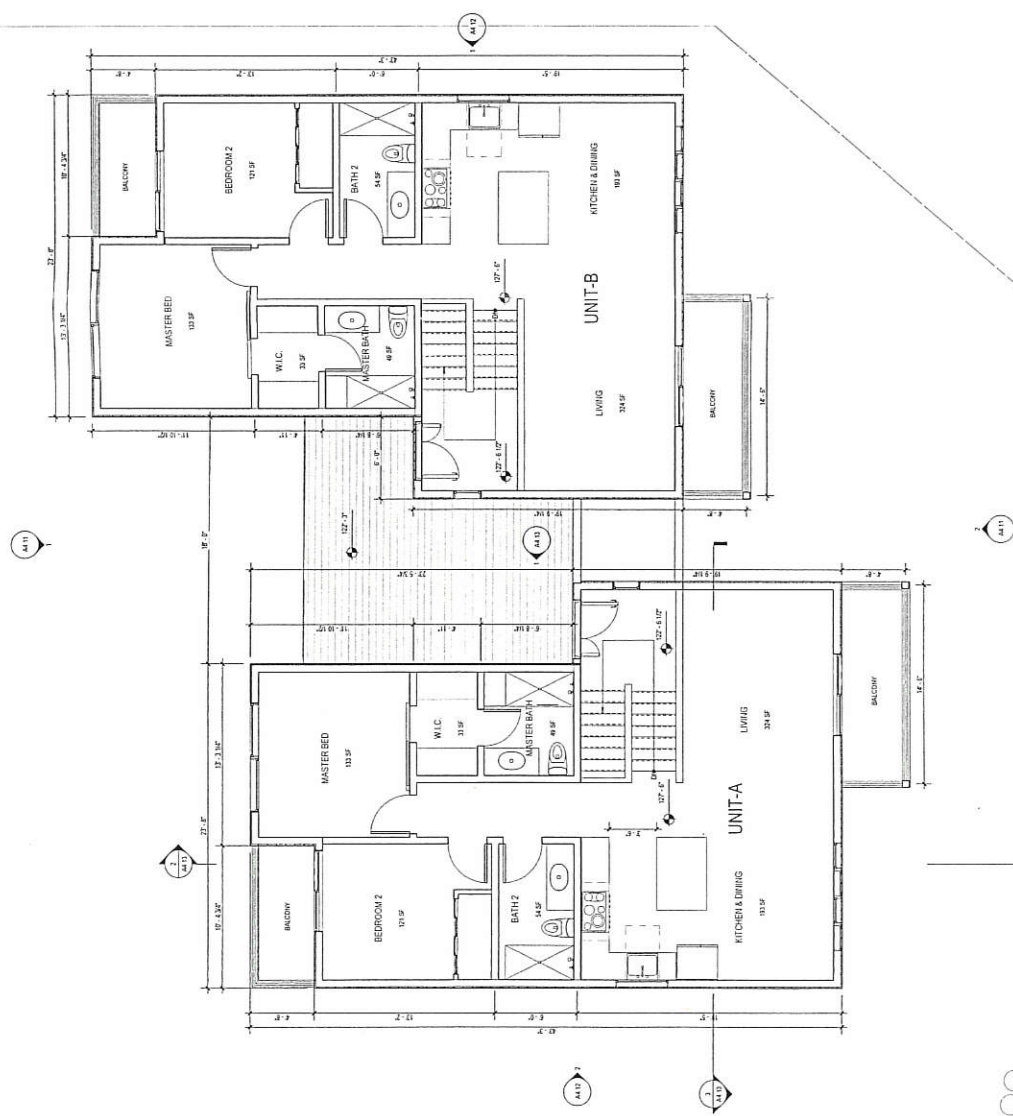
SUBJECT TITLE

LOT44 PLAN - LEVEL 2

6:09 PM 12/31/2006

A2.12

TABLE 1. Continued



LEVEL 2 - LOT 44 FLOOR PLAN

LEVEL 2-LO

444B APPLIAN WAY,
EL SOBRANTE, CA

[illegible]

TEAMS AND SIGNATURES

NOT FOR CONSTRUCTION

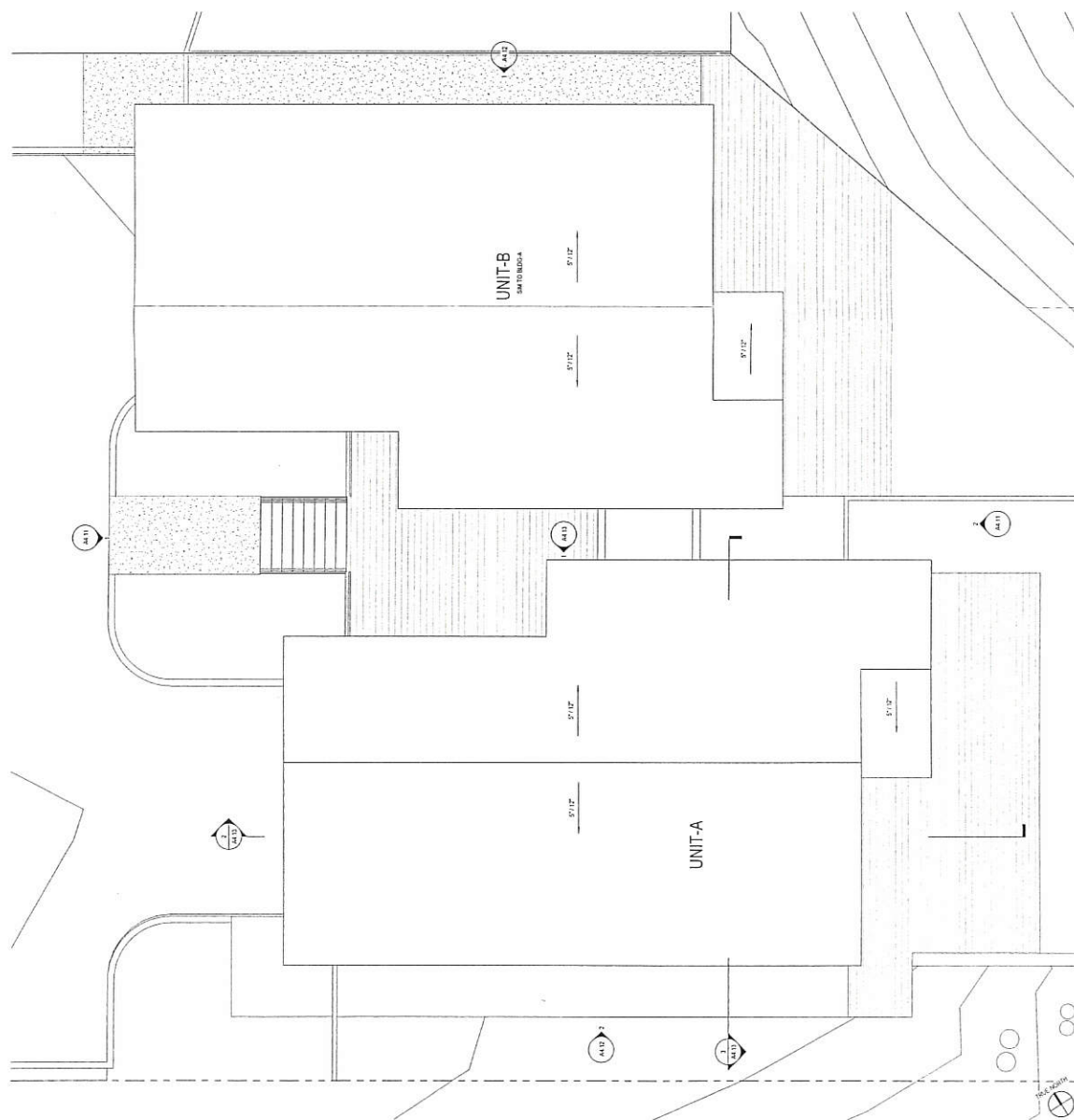
SUBJECT TITLE

LOT44 PLAN - ROOF

PROJECT NUMBER

A2.13

PROJECT NUMBER



ROOF - LOT44 ROOF PLAN
SCALE 1/8" = 1'-0"

SCALE 1/4" = 1'-0"

ISSUED FOR	REV	DATE
	0001	01/01/2000
	0002	01/01/2000
	0003	01/01/2000
	0004	01/01/2000
	0005	01/01/2000
	0006	01/01/2000
	0007	01/01/2000
	0008	01/01/2000
	0009	01/01/2000
	0010	01/01/2000
	0011	01/01/2000
	0012	01/01/2000
	0013	01/01/2000
	0014	01/01/2000
	0015	01/01/2000
	0016	01/01/2000
	0017	01/01/2000
	0018	01/01/2000
	0019	01/01/2000
	0020	01/01/2000
	0021	01/01/2000
	0022	01/01/2000
	0023	01/01/2000
	0024	01/01/2000
	0025	01/01/2000
	0026	01/01/2000
	0027	01/01/2000
	0028	01/01/2000
	0029	01/01/2000
	0030	01/01/2000
	0031	01/01/2000
	0032	01/01/2000
	0033	01/01/2000
	0034	01/01/2000
	0035	01/01/2000
	0036	01/01/2000
	0037	01/01/2000
	0038	01/01/2000
	0039	01/01/2000
	0040	01/01/2000
	0041	01/01/2000
	0042	01/01/2000
	0043	01/01/2000
	0044	01/01/2000
	0045	01/01/2000
	0046	01/01/2000
	0047	01/01/2000
	0048	01/01/2000
	0049	01/01/2000
	0050	01/01/2000
	0051	01/01/2000
	0052	01/01/2000
	0053	01/01/2000
	0054	01/01/2000
	0055	01/01/2000
	0056	01/01/2000
	0057	01/01/2000
	0058	01/01/2000
	0059	01/01/2000
	0060	01/01/2000
	0061	01/01/2000
	0062	01/01/2000
	0063	01/01/2000
	0064	01/01/2000
	0065	01/01/2000
	0066	01/01/2000
	0067	01/01/2000
	0068	01/01/2000
	0069	01/01/2000
	0070	01/01/2000
	0071	01/01/2000
	0072	01/01/2000
	0073	01/01/2000
	0074	01/01/2000
	0075	01/01/2000
	0076	01/01/2000
	0077	01/01/2000
	0078	01/01/2000
	0079	01/01/2000
	0080	01/01/2000
	0081	01/01/2000
	0082	01/01/2000
	0083	01/01/2000
	0084	01/01/2000
	0085	01/01/2000
	0086	01/01/2000
	0087	01/01/2000
	0088	01/01/2000
	0089	01/01/2000
	0090	01/01/2000
	0091	01/01/2000
	0092	01/01/2000
	0093	01/01/2000
	0094	01/01/2000
	0095	01/01/2000
	0096	01/01/2000
	0097	01/01/2000
	0098	01/01/2000
	0099	01/01/2000
	0100	01/01/2000

RENS AND SIGNATURES

NOT FOR CONSTRUCTION

**BUILDING ELEVATION -
LOT 44**

PROJECT NUMBER

SHEET 10, NORTH

A4.11



RONG MOU
RESIDENCE4448 APPIAN WAY,
EL SOBRANTE, CA[illegible]

REFERENCES AND SIGNATURES

NOT FOR CONSTRUCTION

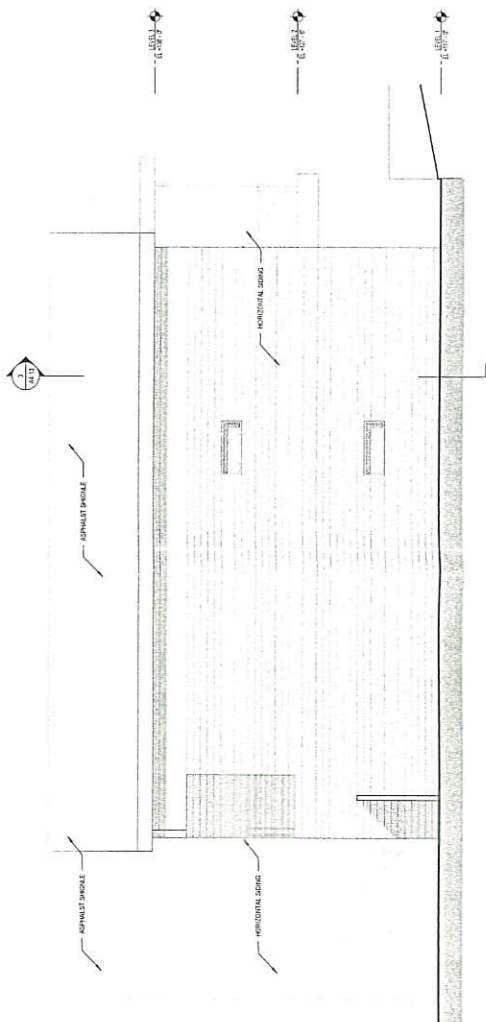
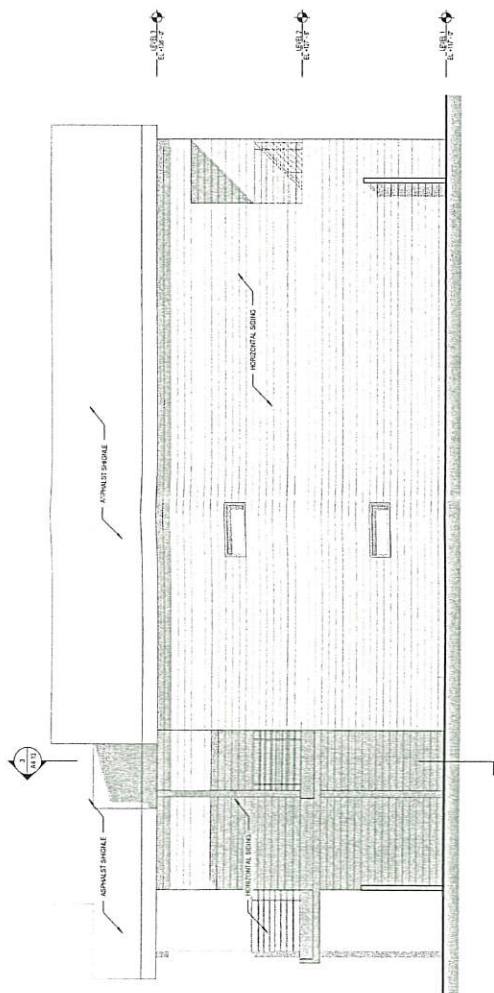
SUBJECT TITLE

BUILDING ELEVATION -
LOT 44

PROJECT NUMBER

QUESTIONS

A4.12



ACCESS,
LANDSCAPING,
1 HA GAZON

RONG MOU RESIDENCE

4428 APPIAN WAY, EL SOBRANTE, CA 94803

ISSUED FOR:
PLANNING SUBMITTAL
APN: 425-210-044

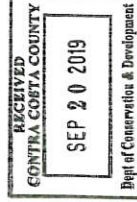
ISSUE DATE:
X

VICINITY MAP



PROJECT SUMMARY

PARCEL # 425-210-044
ZONING MULTIFAMILY - FAMILY
OWNER RONG MOU
LOT SIZE 12,124 SQ FT
PARKING COVERED
FOR 21 (12.124 AC)
CONTRACT 12.124
SETBACKS: UNIT A - 30' FRONT YARD, 10' SIDE YARD, 10' REAR YARD
UNIT B - 10' FRONT YARD, 10' SIDE YARD, 10' REAR YARD
BUILDING HEIGHT 24.4' FT
SUNSHED 3
TOTAL BUILDING AREA 12,124 SQ FT
TOTAL DRIVE/LOAN AREA 1,124 SQ FT
TOTAL DRIVE/LOAN AREA 1,124 SQ FT
OCCUPANCY RESIDENTIAL
CONTRACT TYPE 104



SE 19-8005

GRAPHIC LEGEND

1. CONCEPT
2. DRAINAGE
3. EASEMENT
4. DRIVEWAY 10' (12.124 AC)
5. CONCRETE SIDE WALK 10' (12.124 AC)
6. WOOD DECK



4448 APPLANT WAY,
EL SOGRANTE, CA

[illegible]

NOT FOR CONSTRUCTION

GROUND FLOOR
LANDSCAPE PLAN

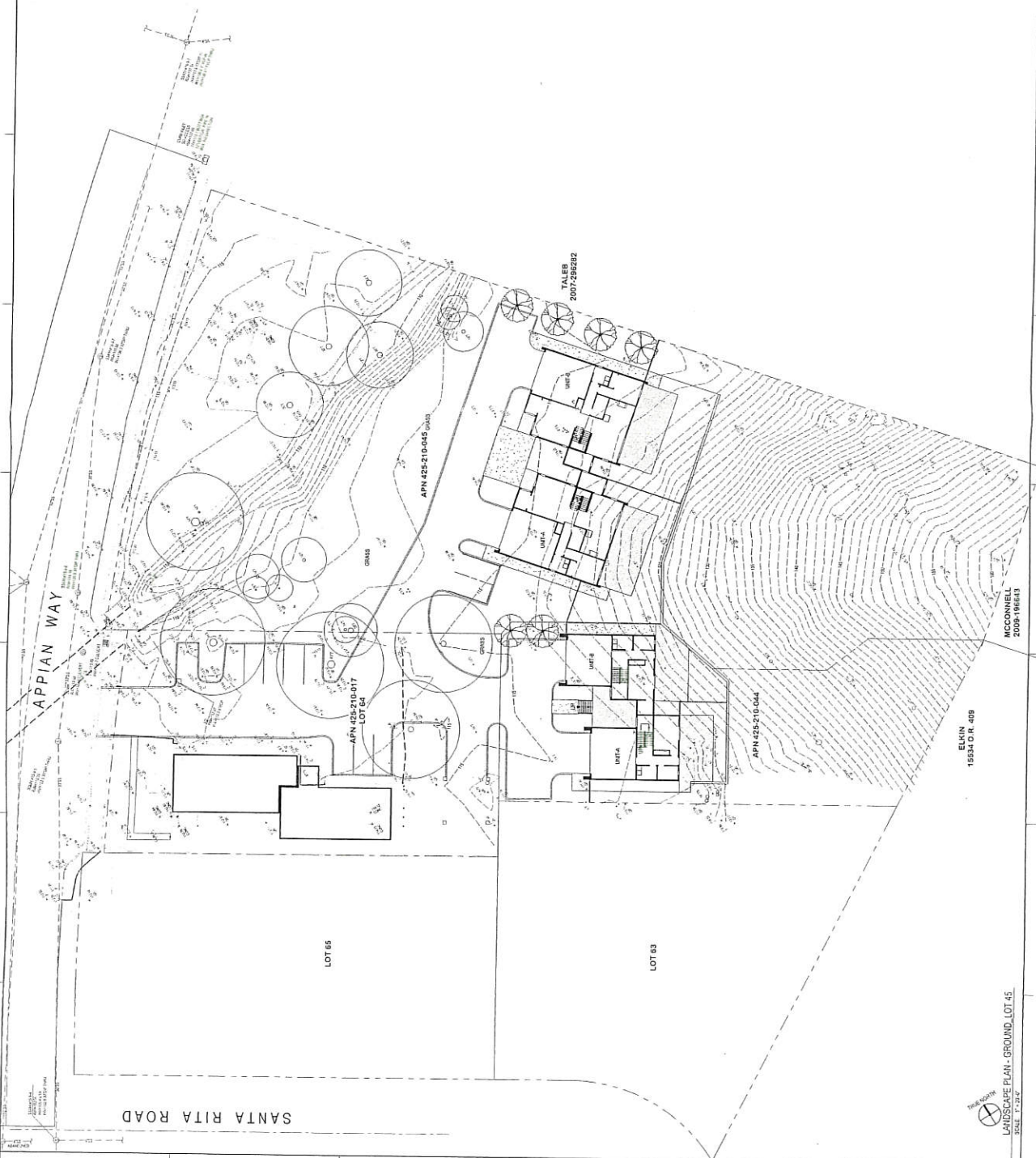
PROJECT NUMBER

L1.01

PROJECT MANAGER

GRAPHIC LEGEND

- EXISTING TREES
- NEWLY ADDED TREES - CREPE MYRTLE
- CONCRETE PAVE WAY
- WOOD DECK



ELKIN
15534 O.R. 409

MCCONNELL
2009-196613

LANDSCAPE PLAN - GROUND LOT 45

CASE 1: 20-01

CASE 1: 20-01

4448 APPLIAN WAY,
EL SOBRANTE, CA

[illegible]

HEADS AND SIGNATURES

NOT FOR CONSTRUCTION

GROUND FLOOR
IRRIGATION PLAN

03/07/2015 15:36

L1.02

SHEET NUMBER

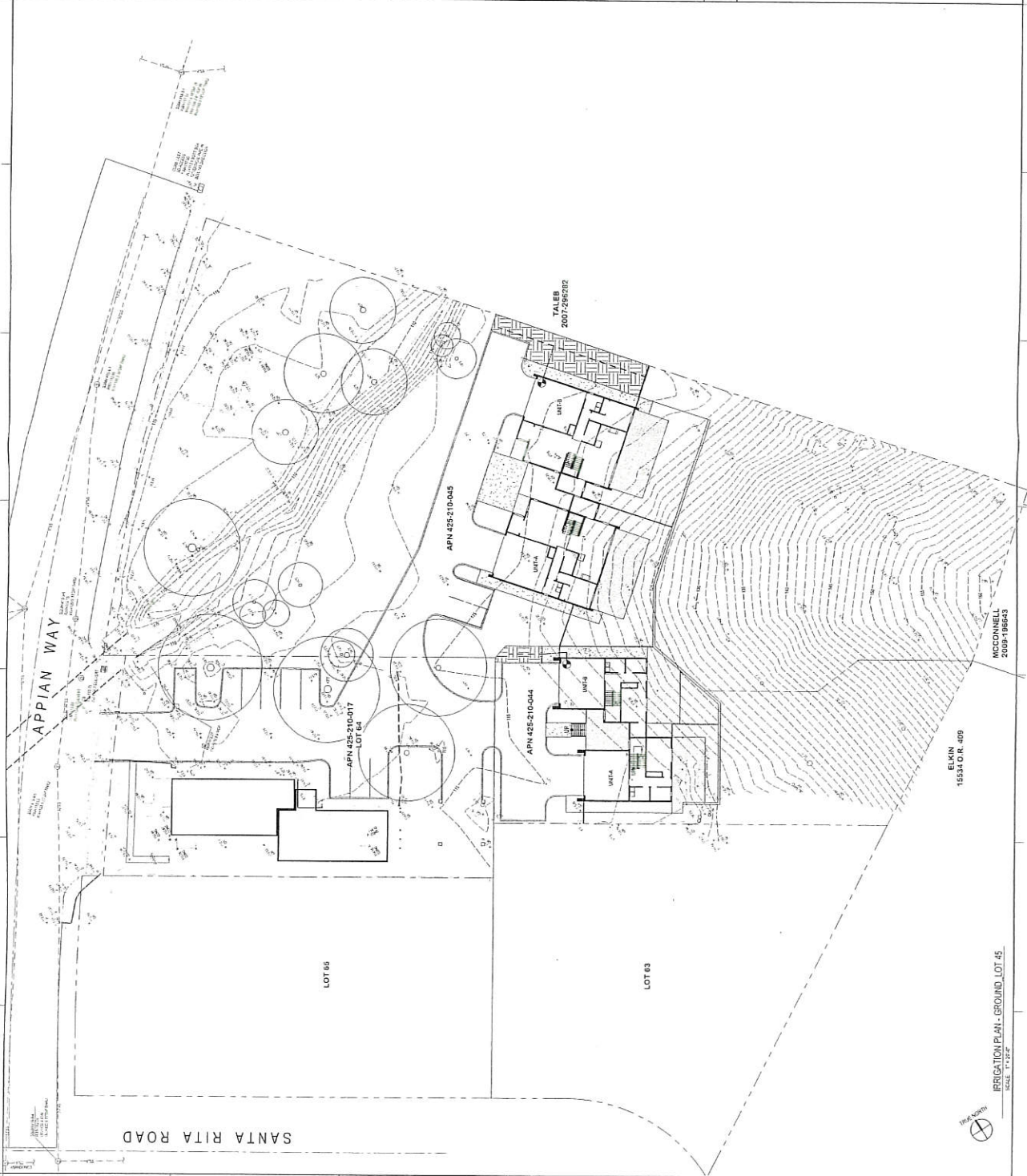
GRAPHIC LEGEND



LOW WATER USE
DISEASE PREVENTION APPLICATION

----- PFC LATERAL

IN-LINE DRIP TRAINING

 VALVE MANIFOLD

IRRIGATION PLAN - GROUND LOT 45
SCALE 1" = 20'-0"

15534 O.R. 409

15534 O.R. 409

MCCONNELL
2009-195643

MCCONNELL
2009-195643

TALEB
007-296282

TALEB
007-296282

APN 425-210-045

APN 425-210-044

APN 425-210-044

LOT 65

LOT 63

SANTA RITA ROAD

APPIAN WAY

A compass rose with a circle containing a cross. The top vertical line is labeled "TRUE NORTH".

Print Date: 8/18/2016 10:29:57 PM
Author:

[illegible]

RESULTS AND DISCUSSION

NOT FOR CONSTRUCTION





GROUND FLOOR
LANDSCAPE PLAN

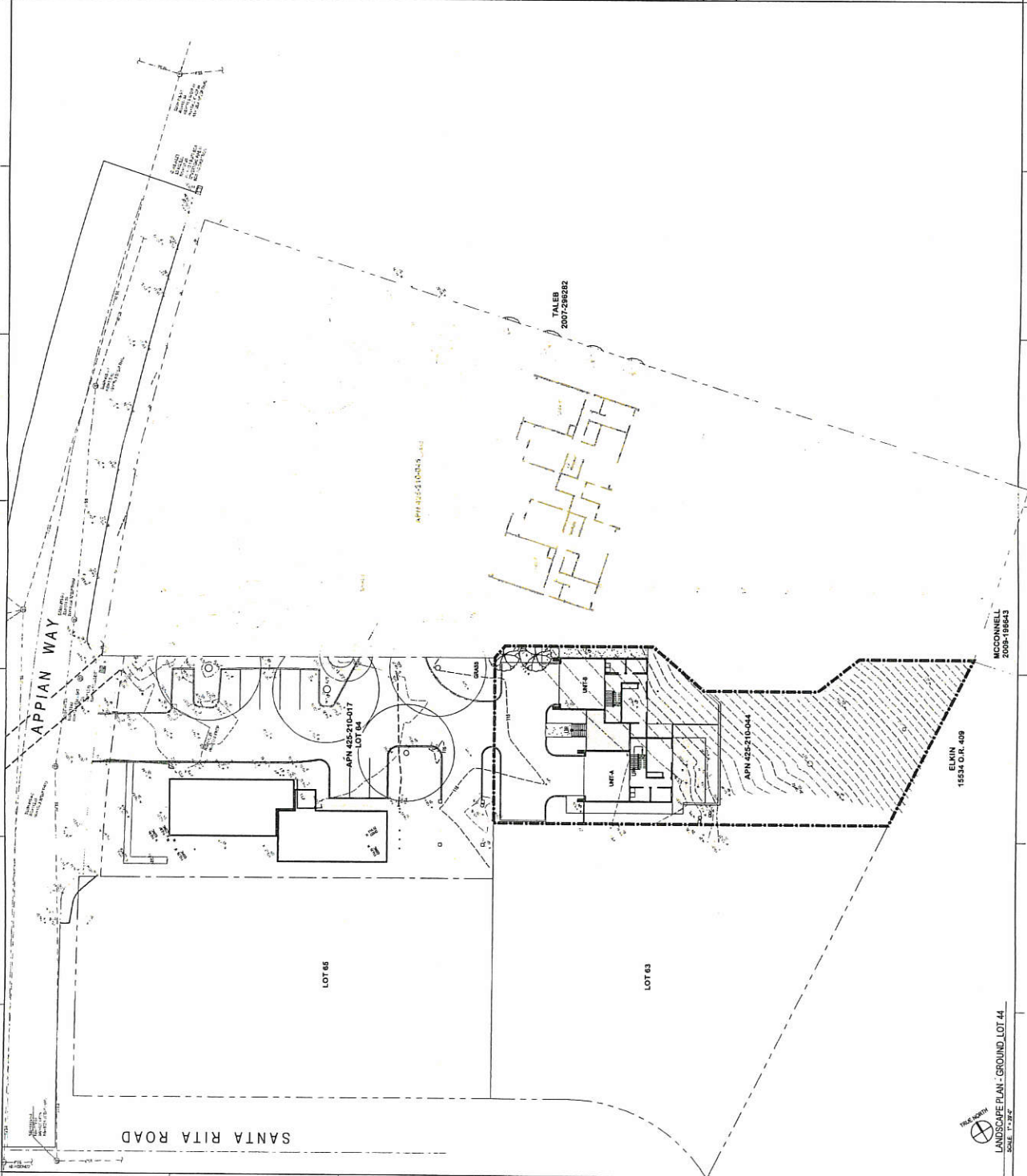
PROJECT MASTER

L1.11

SELECT NUMBER

GRAPHIC LEGEND

- | | |
|---|--------------------------------|
|  | EXISTING TREES |
|  | NEWLY ADDED TREES - CHESTNUTLE |
|  | CONCRETE PAVE WAY |
|  | WOOD DECK |



LANDSCAPE PLAN - GROUND LOT 44

LANDSCAPE
SCALE: 1" = 20'-0"

Date 09/25/19

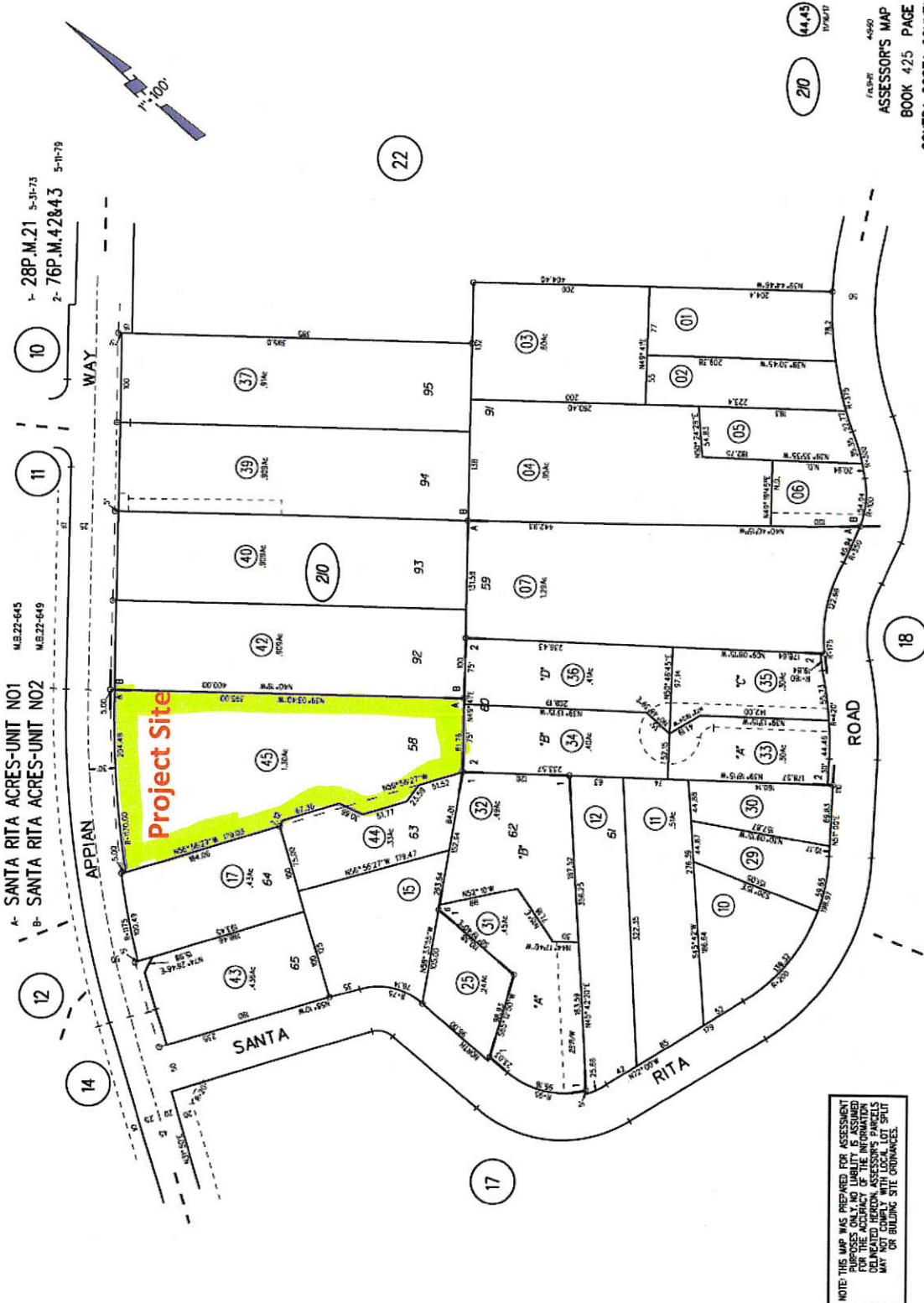
<u>DISTRIBUTION</u>		<u>Please submit your comments to:</u>	
<u>INTERNAL</u>		Project Planner <u>STAN MURAOKA</u>	
<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection	Phone # <u>925-674-7781</u>	
<input type="checkbox"/> Advance Planning	<input checked="" type="checkbox"/> Housing Programs	E-mail <u>stanley.muraoka@dcd.cccounty.us</u>	
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner	County File # <u>SE19-0008</u>	
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff	Prior to <u>10/25/19</u>	
<input type="checkbox"/> APC PW Staff	<input type="checkbox"/> County Geologist	*****	
<u>HEALTH SERVICES DEPARTMENT</u>		We have found the following special programs apply to this application:	
<input type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials	<u>NO</u> Active Fault Zone (Alquist-Priolo)	
<u>PUBLIC WORKS DEPARTMENT</u>		<u>AE</u> Flood Hazard Area, Panel # <u>06013C02316</u>	
<input checked="" type="checkbox"/> Engineering Services (Full-size + email x3)		<u>YES</u> 60-dBA Noise Control <u>APPIAN WAY</u>	
<input type="checkbox"/> Traffic		<u>NO</u> CA EPA Hazardous Waste Site	
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts	*****	
<u>LOCAL</u>		AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.	
<input type="checkbox"/> Fire District		Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached	
<input type="checkbox"/> Consolidated – (email) <u>fire@cccfd.org</u>			
<input type="checkbox"/> East CCC – (email) <u>brodriguez@cccfd.org</u>			
<input type="checkbox"/> Sanitary District			
<input type="checkbox"/> Water District			
<input type="checkbox"/> City of			
<input type="checkbox"/> School District(s)			
<input type="checkbox"/> LAFCO			
<input type="checkbox"/> Reclamation District #			
<input type="checkbox"/> East Bay Regional Park District			
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD			
<input checked="" type="checkbox"/> MAC/TAC <u>EL SOBRAVOTE</u>			
<input type="checkbox"/> Improvement/Community Association			
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)			
<u>OTHERS/NON-LOCAL</u>			
<input type="checkbox"/> CHRIS (email only: <u>nwic@sonoma.edu</u>)			
<input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta			
<input type="checkbox"/> Native American Tribes			
<u>ADDITIONAL RECIPIENTS</u>		Print Name _____	
		Signature _____ DATE _____	
		Agency phone # _____	



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER Name <u>Rong Mou</u> Address <u>400 Stannange Ave. Apt C</u> City, State/Zip <u>Albany, CA 94706</u> Phone <u>510-589-3522</u> email <u>moulongyu@gmail.com</u> By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>Rong Mou</u>		APPLICANT Name <u>Rong Mou</u> Address <u>400 Stannange Ave. Apt C</u> City, State/Zip <u>Albany, CA 94706</u> Phone <u>510-589-3522</u> email <u>moulongyu@gmail.com</u> By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <u>Rong Mou</u>		
CONTACT PERSON (optional) Name <u>Edson Yuan</u> Address <u>370 park view Ter. Apt 202</u> City, State/Zip <u>Oakland, CA, 94610</u> Phone <u>734-546-1366</u> email <u>yuanyi28@gmail.com</u>		PROJECT DATA Total Parcel Size: <u>56,826 sq. ft</u> Proposed Number of Units: <u>2</u> Proposed Square Footage: <u>6088 sq. ft.</u> Estimated Project Value: _____		
Project description (attach supplemental statement if necessary): <u>The proposed duplex residence has 2 units locating on a mild slope.</u>				
↓ FOR OFFICE USE ONLY ↓				
Project description: <u>REQUESTS AN EL SOBRANTE ADMINISTRATIVE REVIEW TO CONSTRUCT A DUPLEX ON A VACANT LOT</u>				
Property description:				
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>425-210-045</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$ <u>300</u>	S-	Site Address: <u>4448 APIAN</u>
Fire District: <u>CONSOLIDATED</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>P-1</u>
Sphere of Influence: <u>MILPITAS</u>	#Units _____ x \$195.00		S-014	Census Tract: <u>3602</u>
Flood Zone: <u>X, AE</u>	_____ Sq. Ft. x \$0.20			Atlas Page:
Panel Number:	Notification Fee	15.00 / 30.00	S-052	General Plan: <u>ML</u>
x-ref Files: <u>PP-19-0002</u>	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<u>TP 17-0050</u>	Environmental Health Dept.	57.00	5884	Supervisory District: <u>1</u>
<u>SE 19-0005</u>	Other:			Received by: <u>STAN MULLAOKA</u>
<u>DP 16-3010</u>	TOTAL	\$ <u>300</u>		Date Filed: <u>09/20/19</u>
<u>SE 19-0005</u>	Receipt	# <u>190011827</u>		File # <u>SE 19-0008</u>
<small>*Additional fees based on time and materials will be charged if staff costs exceed base fee.</small>				

INSTRUCTIONS ON REVERSE



A- SANTA RITA ACRES-UNIT NO1
 B- SANTA RITA ACRES-UNIT NO2
 28P.M.21 5-31-73
 2-76P.M.42&43 5-11-79

M.E.22-645
 M.E.22-649

APPIAN WAY
 SANTA RITA ROAD

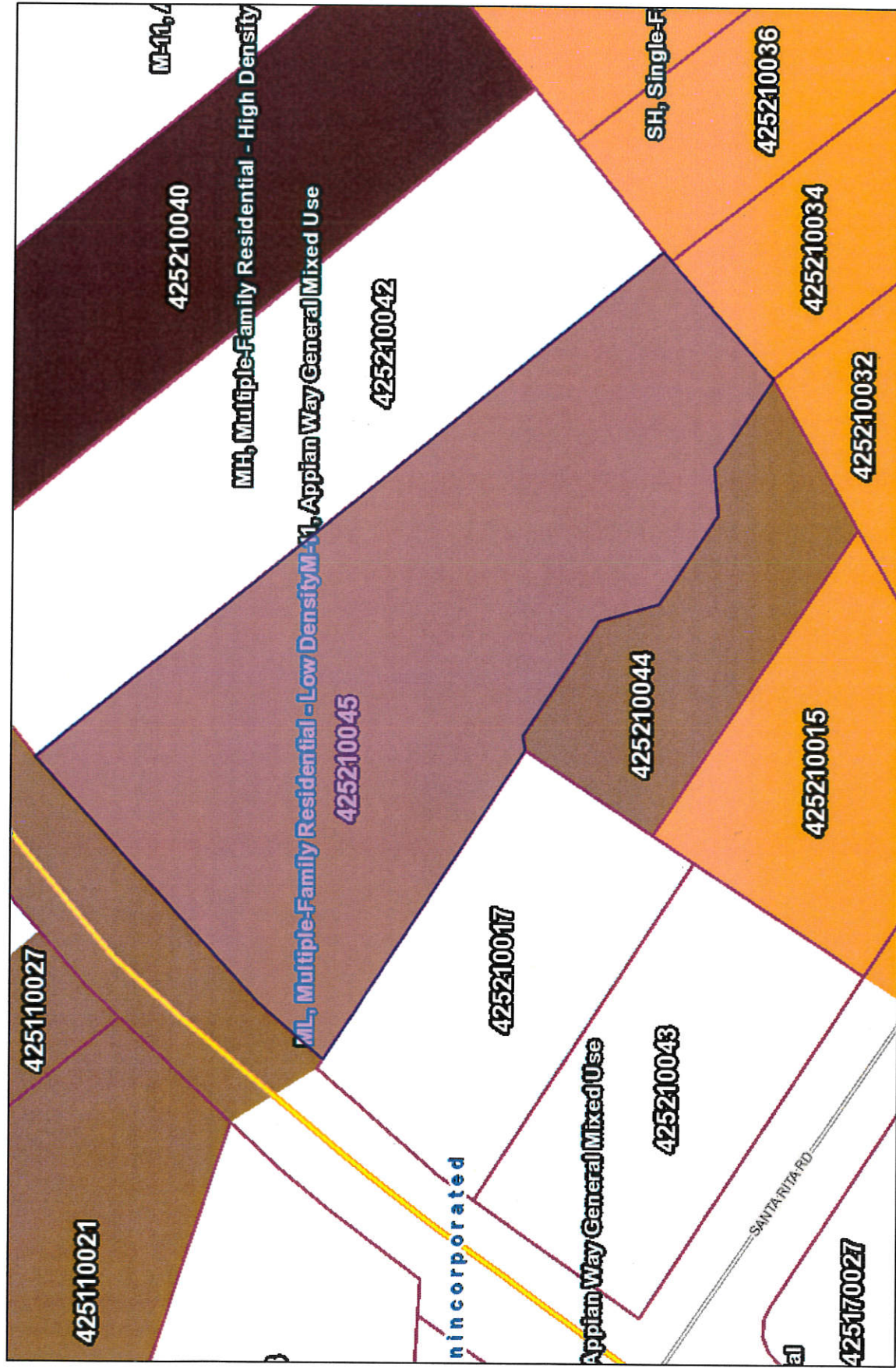
Project Site

10
 11
 12
 14
 17
 20
 22

20
 210
 44.43

4650
 ASSESSOR'S MAP
 BOOK 425 PAGE 21
 CONTRA COSTA COUNTY, CALIF.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ASSESSORS' PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT MAY OR BUILDING SITE ORDINANCES.



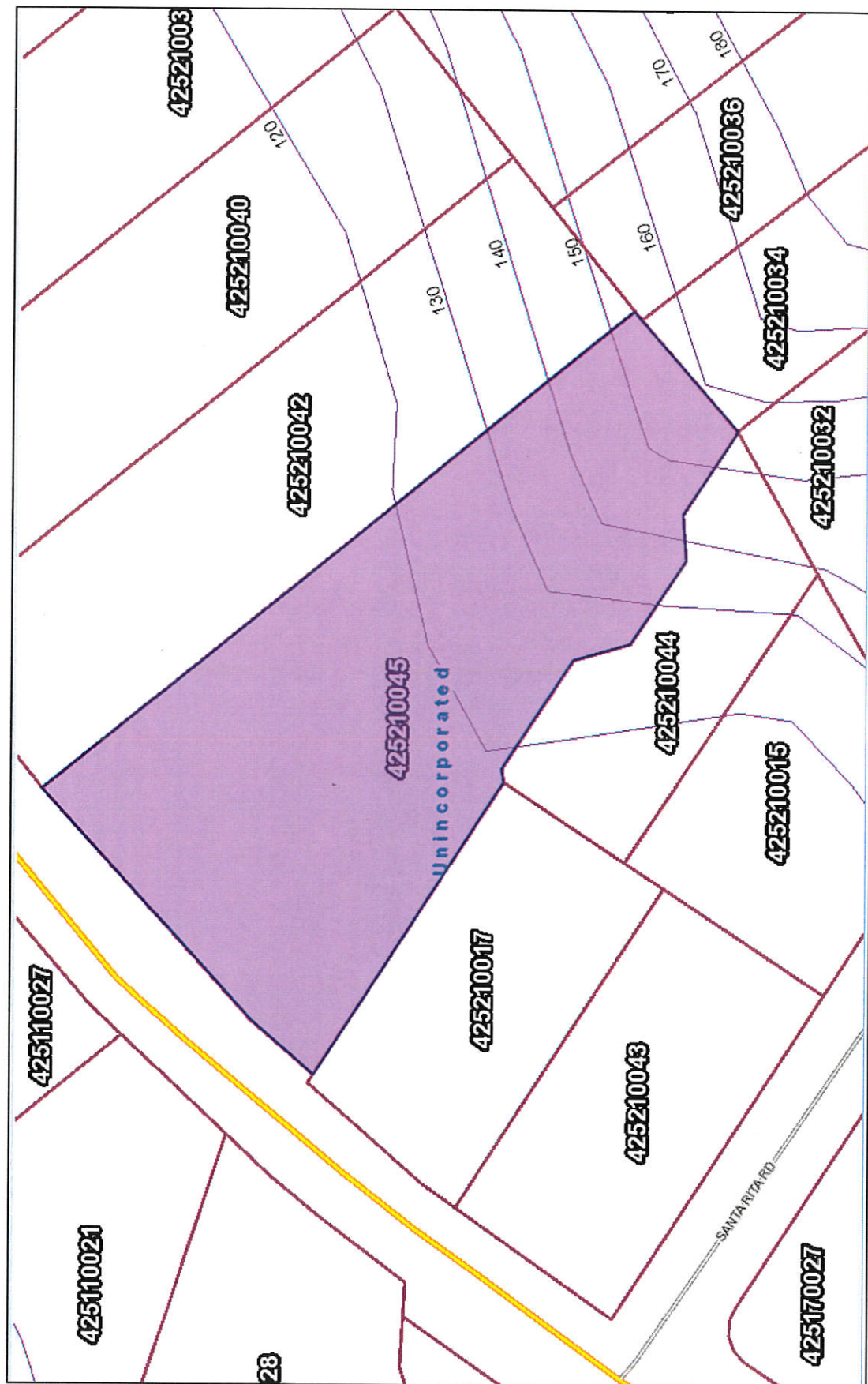
General Plan: MS, Multiple-Family Residential-Low Density

Source: Accela, accessed September 20, 2019



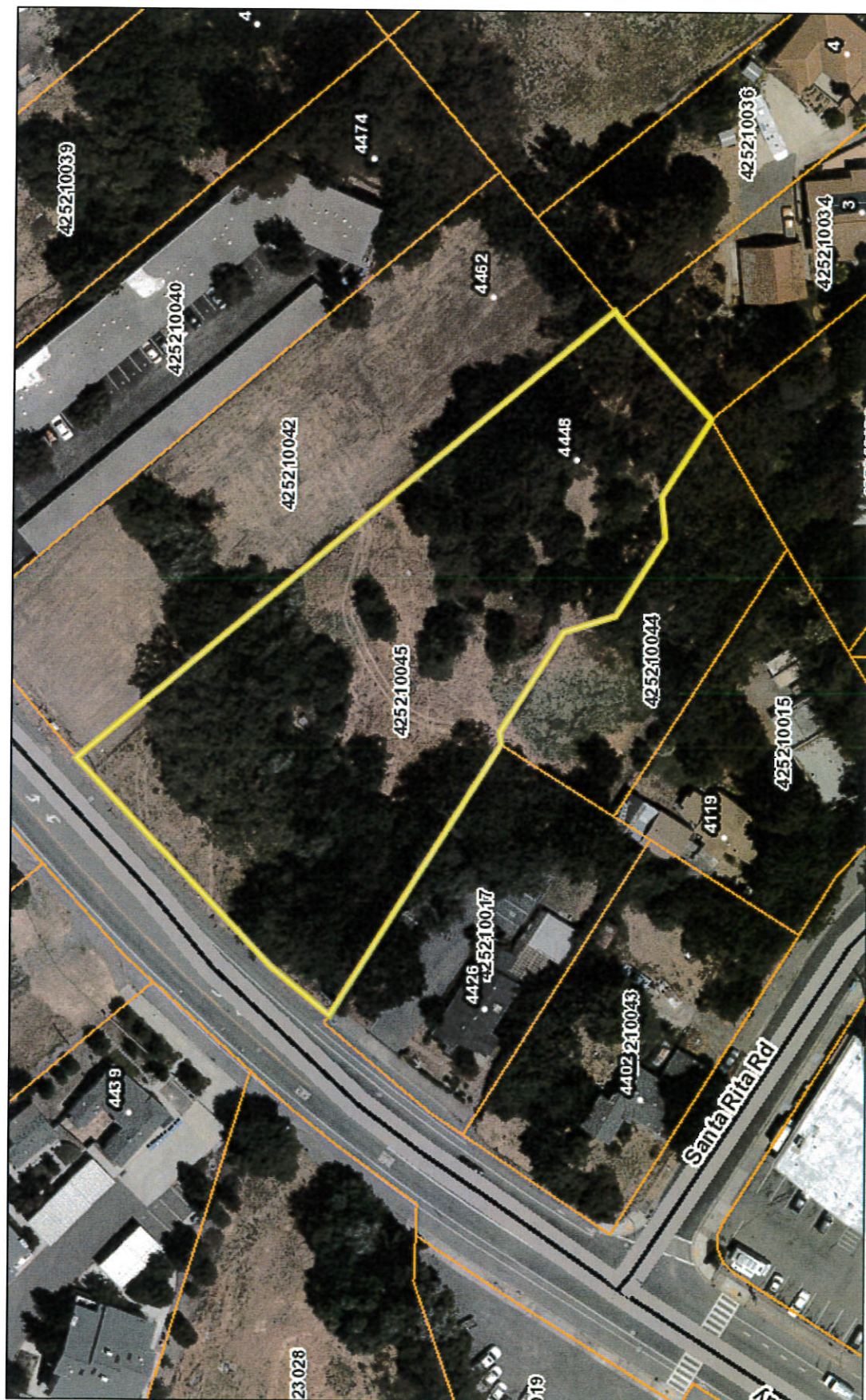
Zoning: P-1, Downtown El Sobrante Planned Unit District

Source: Accela, accessed September 20, 2019



Topography: 10 foot contours

Source: Accela, accessed September 20, 2019



Aerial Photograph

Source: CCMAP, accessed September 20, 2019

RONG MOU RESIDENCE

4428 APIAN WAY, EL SOBRANTE, CA 94803

ISSUED FOR:
PLANNING SUBMITTAL
APN:425-210-045

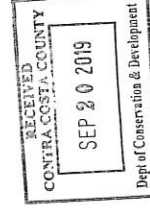
ISSUE DATE:
X

VICINITY MAP



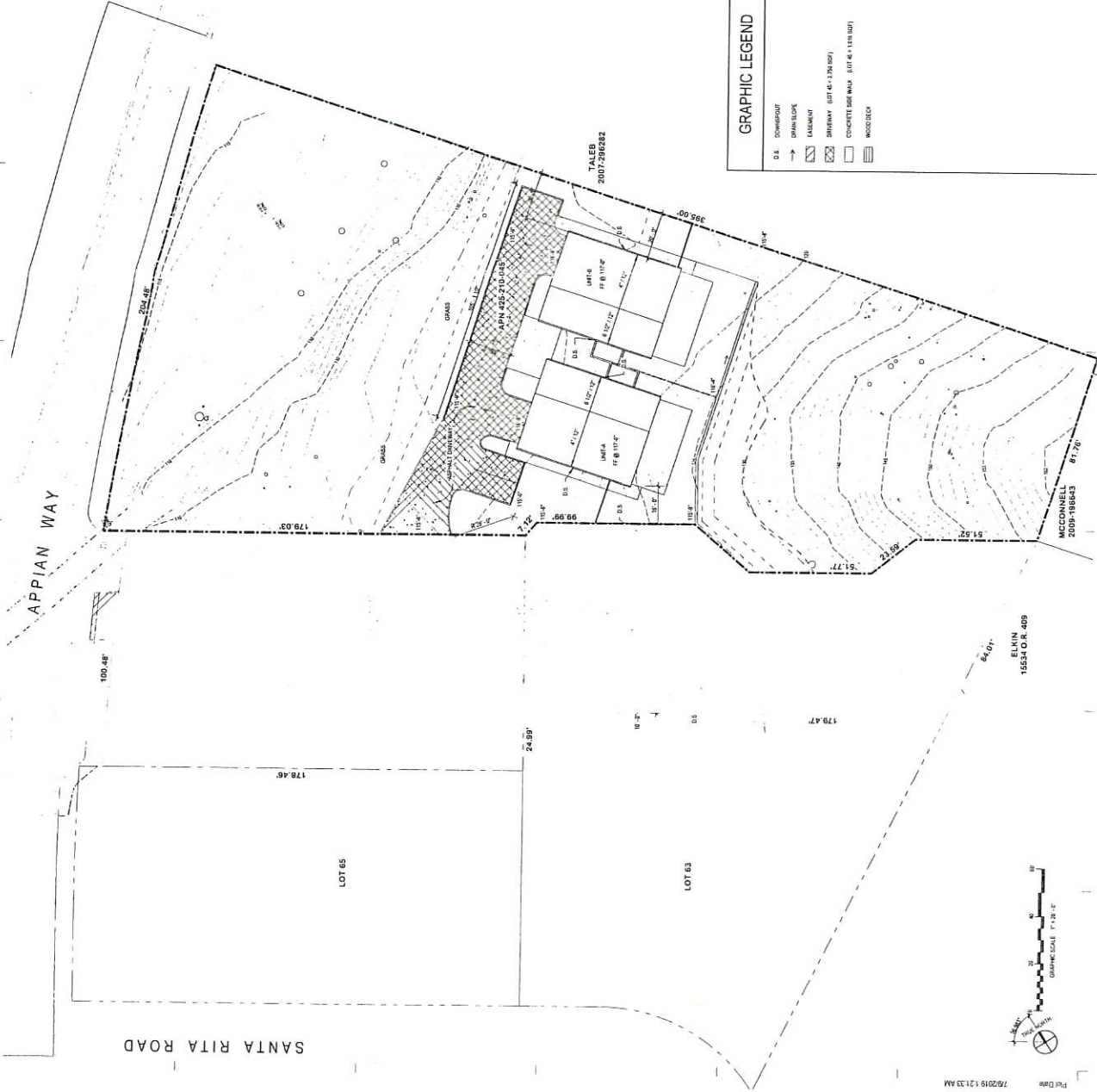
PROJECT SUMMARY

FACILITY # 4251048
ZONING MULTIPLE - FAMILY
OWNER RONG MOU
LOT SIZE 1/4 AC. 10,500 SF
PARKING 4 COVERED + 1 GUEST
FAR 5.110 (3.11 AC)
COVERAGE 8.1%
SETBACK
MIN 4'-10" FRONT YARD 15' SIDE YARD 10' REAR YARD
MIN 4'-10" FRONT YARD 15' SIDE YARD 10' REAR YARD
BUILDING HEIGHT 20' MAX
STORIES 3
TOTAL BUILDING
TOTAL FLOOR AREA 1,000 SF
TOTAL FLOOR AREA 1,000 SF
OCCUPANCY RESIDENTIAL
CONSTRUCTION TYPE R/B



GRAPHIC LEGEND

SS DOWNPOUT
→ DRAIN SLOPE
EASEMENT
SHEDWAY (LOT 45 + 1.10 AC)
CONCRETE SIDE WALK (LOT 45 + 1.10 AC)
WOOD DECK



ELKIN
15534 O.R. 409

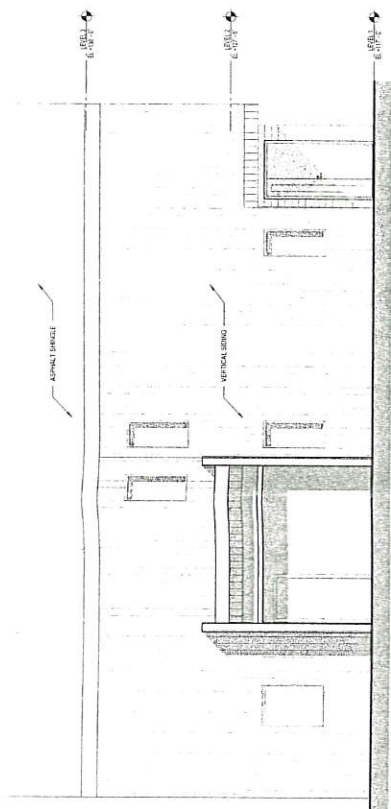
GRAPHIC SCALE 1" = 20'-0"

448 APPLIANWAY.
EL SOBRANTE. CA[illegible]

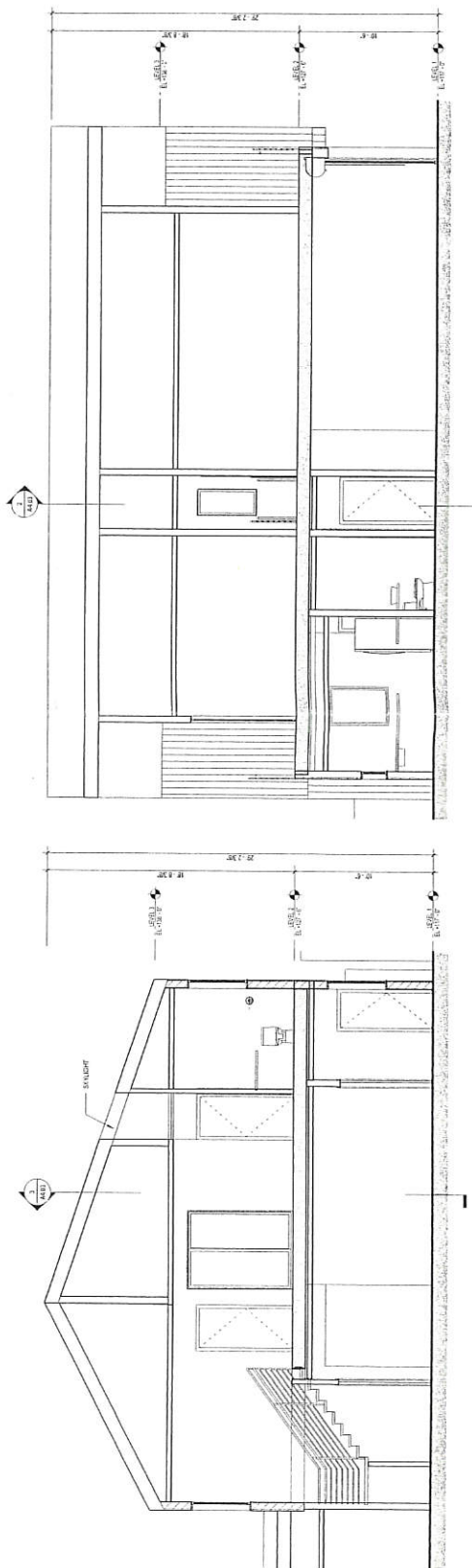
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATION -
LOT 45

PROJECT NUMBER: **A4.03**



1 NORTH ELEVATION - LOT 45 UNIT-A (SOUTH ELEV. OF UNIT-B SAME)

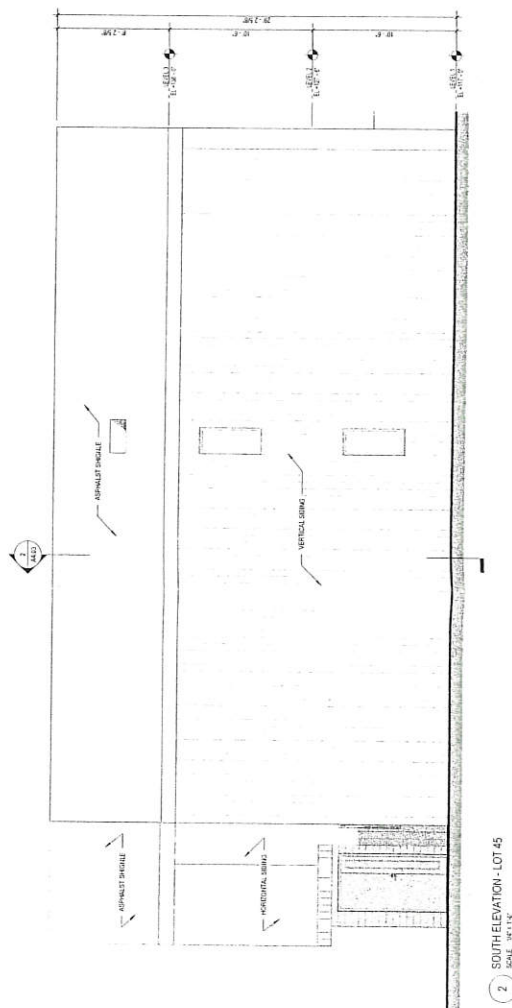
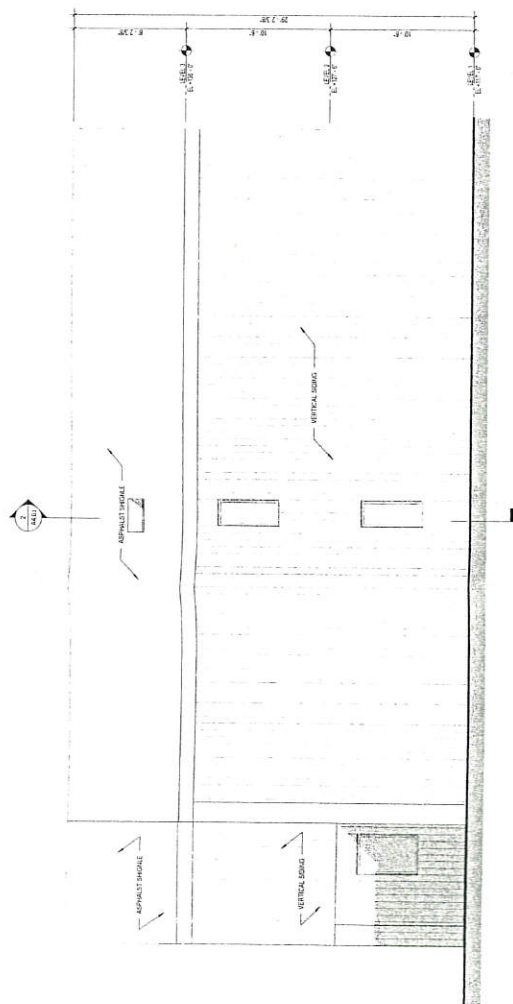


2 CROSS SECTION - LOT 45_B
SCALE 1/4" = 1'-0"

3 LONG SECTION - LOT 45_B
SCALE 1/4" = 1'-0"

[illegible]

NOT FOR CONSTRUCTION

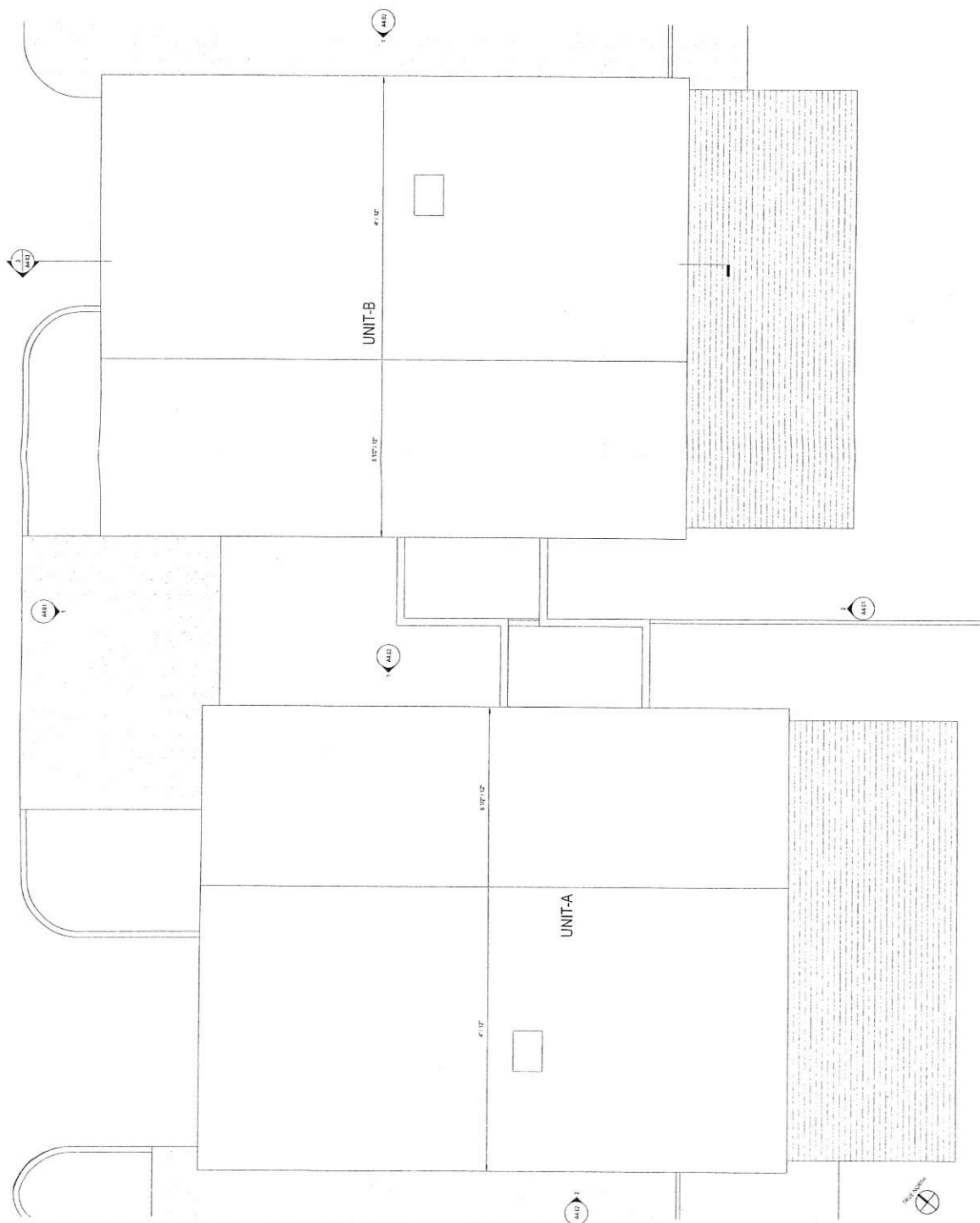


4448 APRIL WAY,
EL SORRANTE CA[illegible]

NOT FOR CONSTRUCTION

LOT45 PLAN - ROOF

PROJECT NUMBER **A2.03**



ROOF - LOT45 ROOF PLAN
SCALE 1/4" = 1'-0"

448 APPIAN WAY.
EL SOBRANTE, CA

[illegible]

NOT FOR CONSTRUCTION

LOT58 PLAN - LEVEL 2

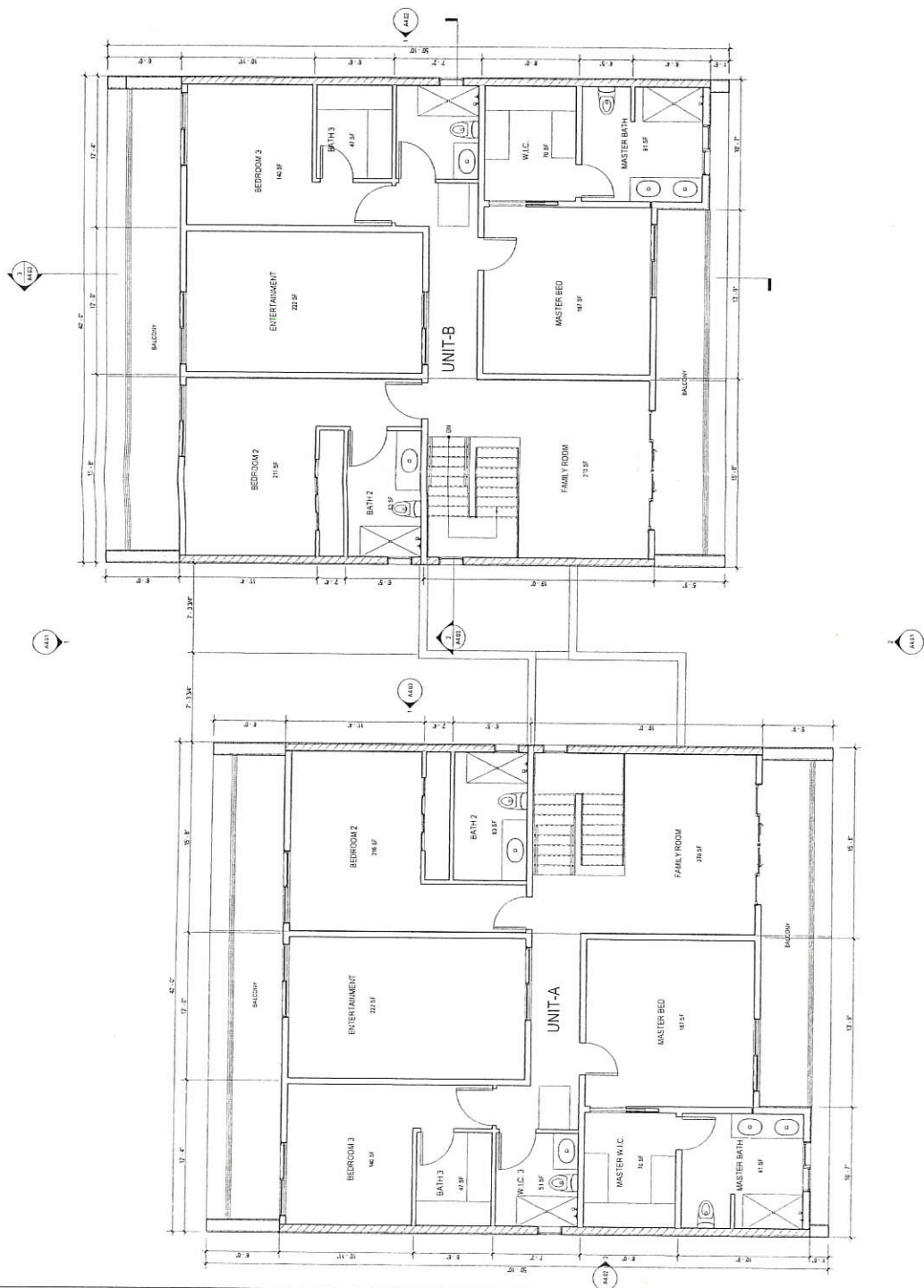
PROJECT NUMBER

A2.02

Level	Name	Area
LEVEL 2	W/C	51 SF
LEVEL 2	ENTERTAINMENT	277 SF
LEVEL 2	BEDROOM 2	126 SF
LEVEL 2	BEDROOM 3	148 SF
LEVEL 2	BATH 3	47 SF
LEVEL 2	MASTER W/C	70 SF
LEVEL 2	MASTER BATH	91 SF
LEVEL 2	MAST BED	197 SF
LEVEL 2	FAMILY ROOM	276 SF
LEVEL 2	DINING	73 SF
LEVEL 2	W/C	51 SF

Level	Name	Area
DRG 2	BATH 2	93 SF
DRG 2	CL. TRANSIT	10 SF
DRG 2	REAR PORCH 2	151 SF
DRG 2	REAR PORCH 3	142 SF
DRG 2	BATH 3	47 SF
DRG 2	W.C.	70 SF
DRG 2	MASTER BATH	111 SF
DRG 2	MASTER BED	181 SF
DRG 2	FAMILY ROOM	276 SF
DRG 2	CULICINATION	73 SF
DRG 2	garage	613 SF

UNIT-B GFA = 1,608 SQF



LEVEL 2 - LOT45 FLOOR PLAN
SCALE 3/4" = 1'-0"

4448 APPIAN WAY,
EL SOBRANTE, CA4448 APPIAN WAY,
EL SOBRANTE, CA

Level	Name	Area
LEVEL 1	UNIT 2	300 SF
LEVEL 1	POOLING	400 SF
LEVEL 1	POOLING	400 SF
LEVEL 1	LAUNDRY	110 SF
LEVEL 1	RESTROOM 4	110 SF
LEVEL 1	BATH 4	150 SF
LEVEL 1	KITCHEN 4	240 SF
LEVEL 1	STORAGE	710 SF
LEVEL 1	STORAGE	830 SF
UNIT-A STAGE 1 1,436 SF		

UNIT-A GFA = 1.436 SQF

[illegible]

UNIT-B CFA = 1.436 SOE

[illegible]

CONCLUSIONS AND STUDY

NOT FOR
CONSTRUCTION

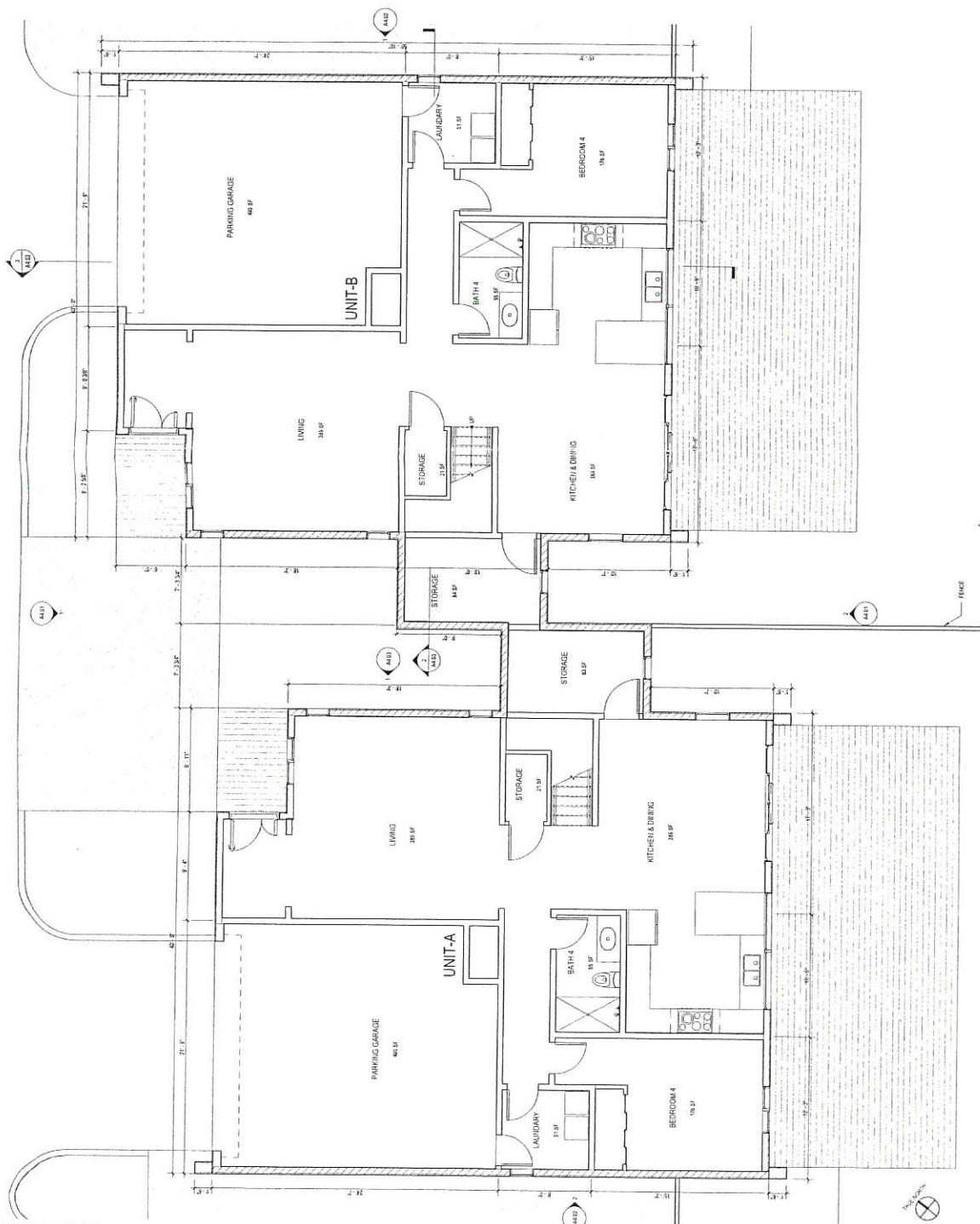
SECRET

LOT45 PLAN - LEVEL 1

PROJECT NUMBER

A2.01

070674



LEVEL 1 - LOT45 FLOOR PLAN





LEVEL 1 - LOW

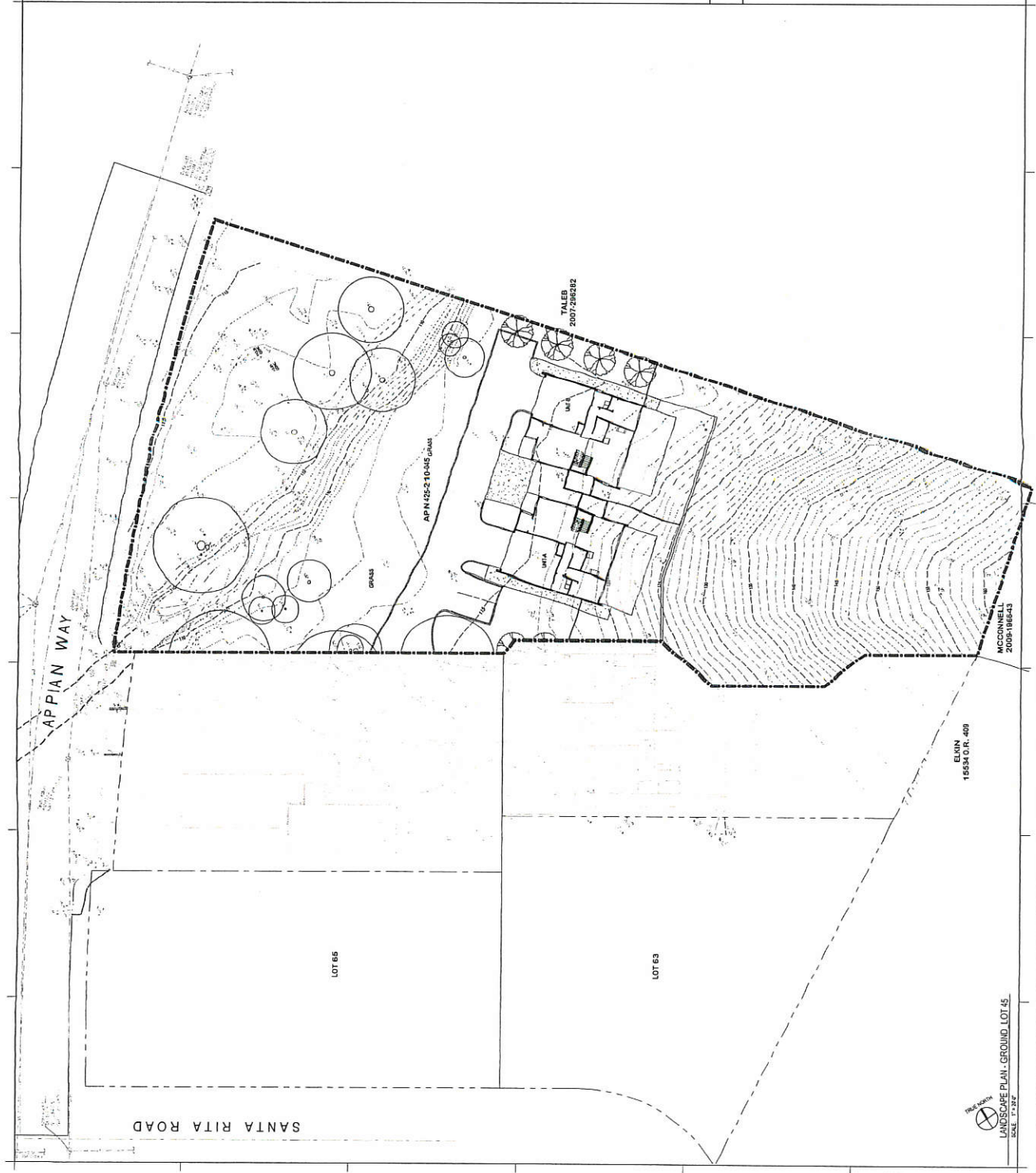
NOT FOR CONSTRUCTION

GROUND FLOOR
LANDSCAPE PLAN

L1.01
ECT NUMBER

GRAPHIC LEGEND

- | | |
|---|-----------------------------------|
|  | EXISTING TREES |
|  | NEWLY ADDED TREES - CHESTNUT/HILL |
|  | CONCRETE DRIVE WAY |
|  | WOOD DECK |



4448 APPLIAN WAY,
EL SOBRANTE, CA[illegible]

DEALS AND SIGNATURES

NOT FOR CONSTRUCTION

GROUND FLOOR
IRRIGATION PLAN

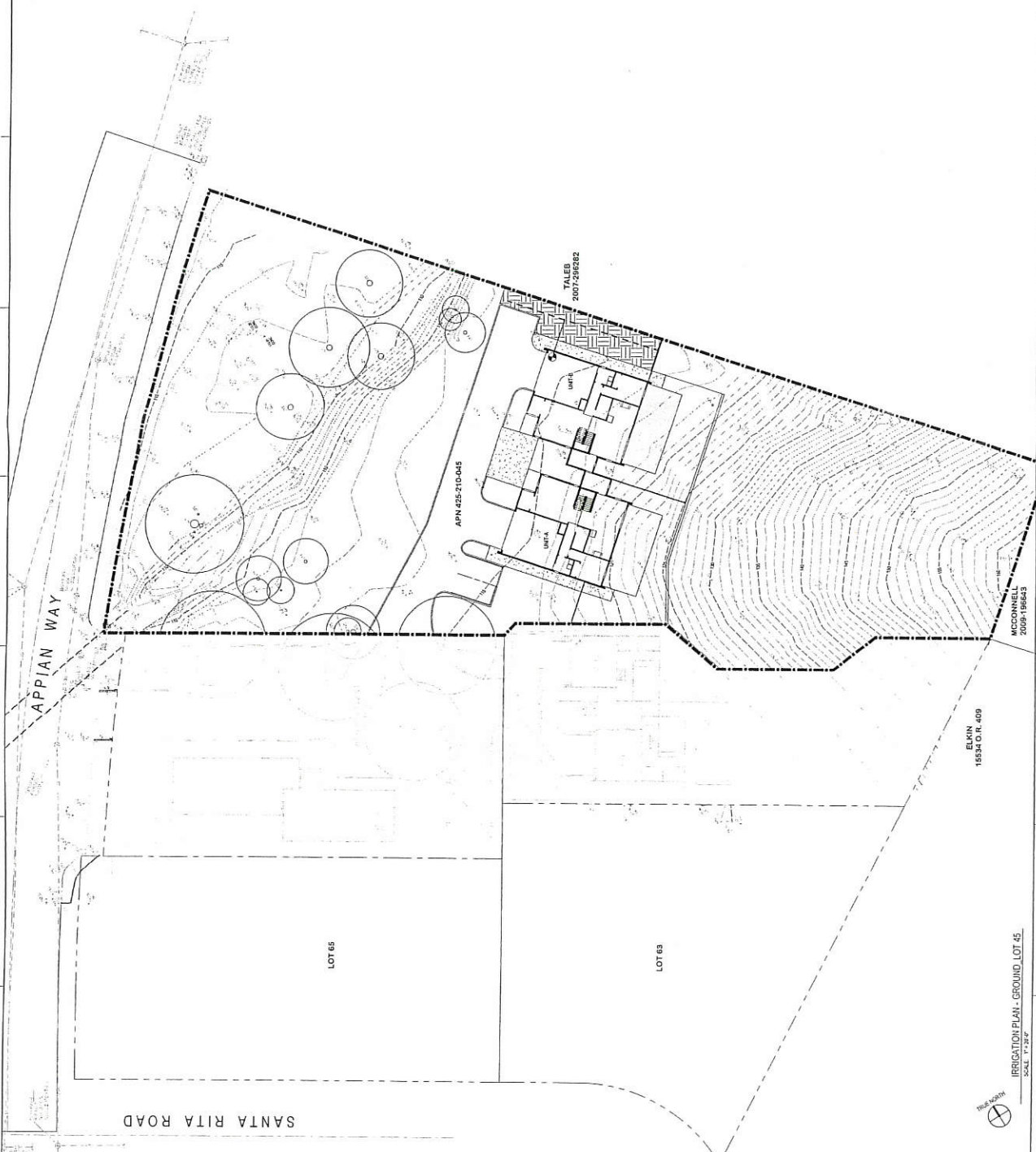
PROJECT NUMBER

— 47 —

L1.02

GRAPHIC LEGEND

- LOW WATER USE
DIP IRRIGATION APPLICATION
- PVC LATERAL
- INLINE DIP TUBING
- VALVE MANIFOLD



IRRIGATION PLAN - GROUND LOT 45
SCALE 1" = 30.00'

RONG MOU RESIDENCE

4428 APPIAN WAY, EL SOBRANTE, CA 94803

ISSUED FOR:
PLANNING SUBMITTAL
APN:425-210-045

ISSUE DATE:

VICINITY MAP



PROJECT SUMMARY

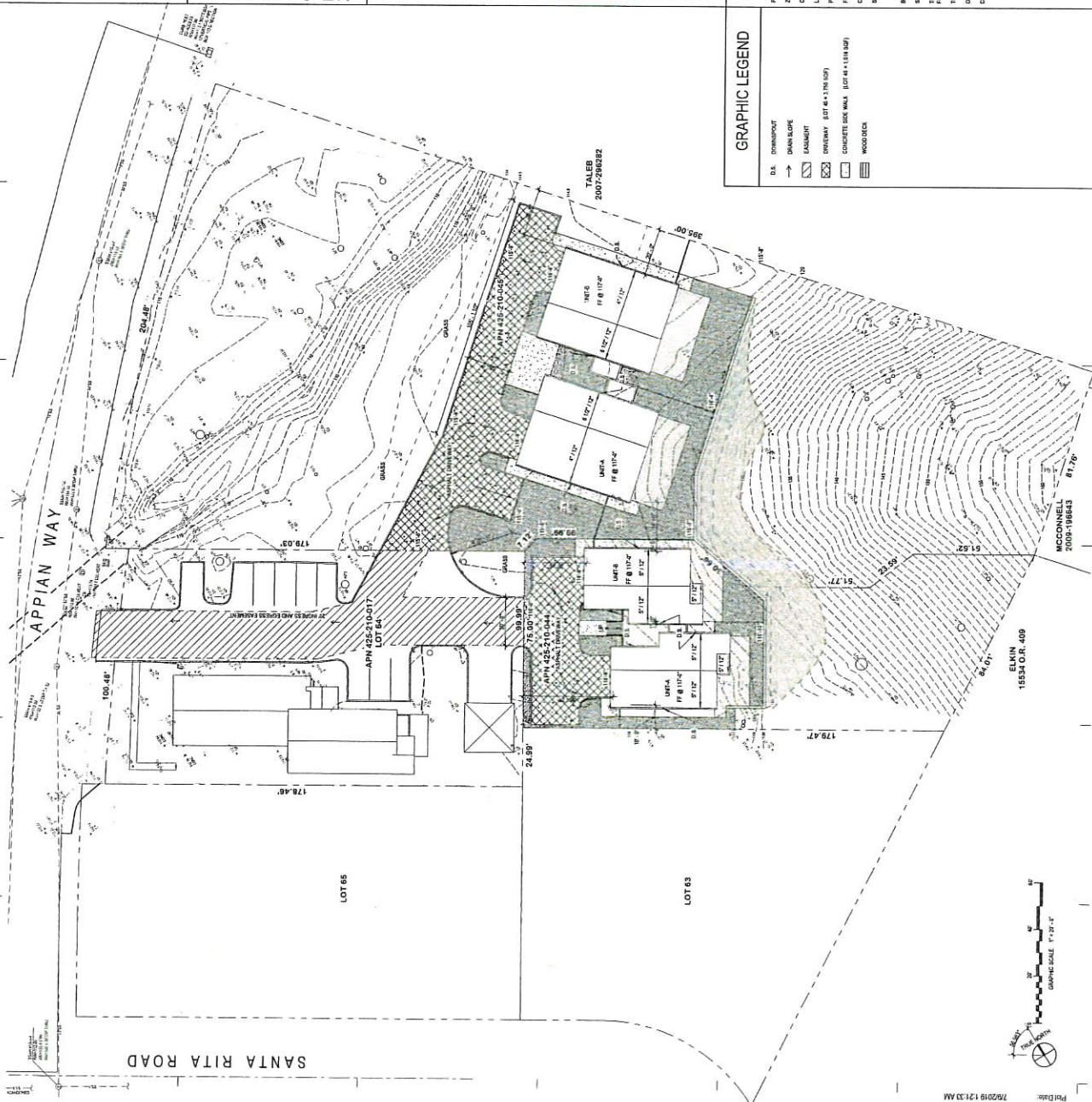
PAPCEL # 05-15048
 JOHNA MATTHEW - FAMILY
 OWNER: ROMO MUI
 LOT SIZE: 1/4 N 1/4 SW
 PARKING: 4 COVERED - 2 GUEST
 PARKS: 116.33 MAQ
 COVERAGE: 4.1%
 UNIT A - 116 FRONT YARD: 10' SIDE YARD: 10' REAR YARD
 UNIT B - 116 FRONT YARD: 20' SIDE YARD: 10' REAR YARD
 BUILDING HEIGHT: 20' 2" MAX
 TOTAL BUILDING
 FOOTPRINT: 3,111 SQF
 TOTAL FLOOR AREA: 6,166 SQF
 OCCUPANCY REUSEMENT
 CONSTRUCTION TYPE: I-A-B

RECEIVED
CONTRA COSTA COUNTY
SEP 20 2019
Dept of Conservation & Development

5E19-008

GRAPHIC LEGEND

D.S.	DOWNPOUT
↑	DRAIN SLOPE
	EASEMENT
	DRIVEWAY (LOT 45 = 2.7M R.O.P.)
	CONCRETE SIDE WALK (LOT 45 = 1.5M S.O.P.)
	WOOD DECK



Print Date: 7/9/2019 1:21:33 AM

4448 ADRIAN WAY.
EL SOBRANTE, CA

TEAMS AND SIGNATURES

NOT FOR CONSTRUCTION

GROUND FLOOR
LANDSCAPE PLAN

PROJECT NUMBER

CITIZENSHIP

EXISTING TREES

NEWLY ADDED TREES - CHEF-MARTIN

CONCRETE PAVE WAY

WOOD DECK



ELKIN
15534 O.R. 409

LANDSCAPE PLAN - GROUND LOT 45

LANDSCAPE
PALE 11-13-10

Print Date: 8/18/2016 10:28:35 PM Author:

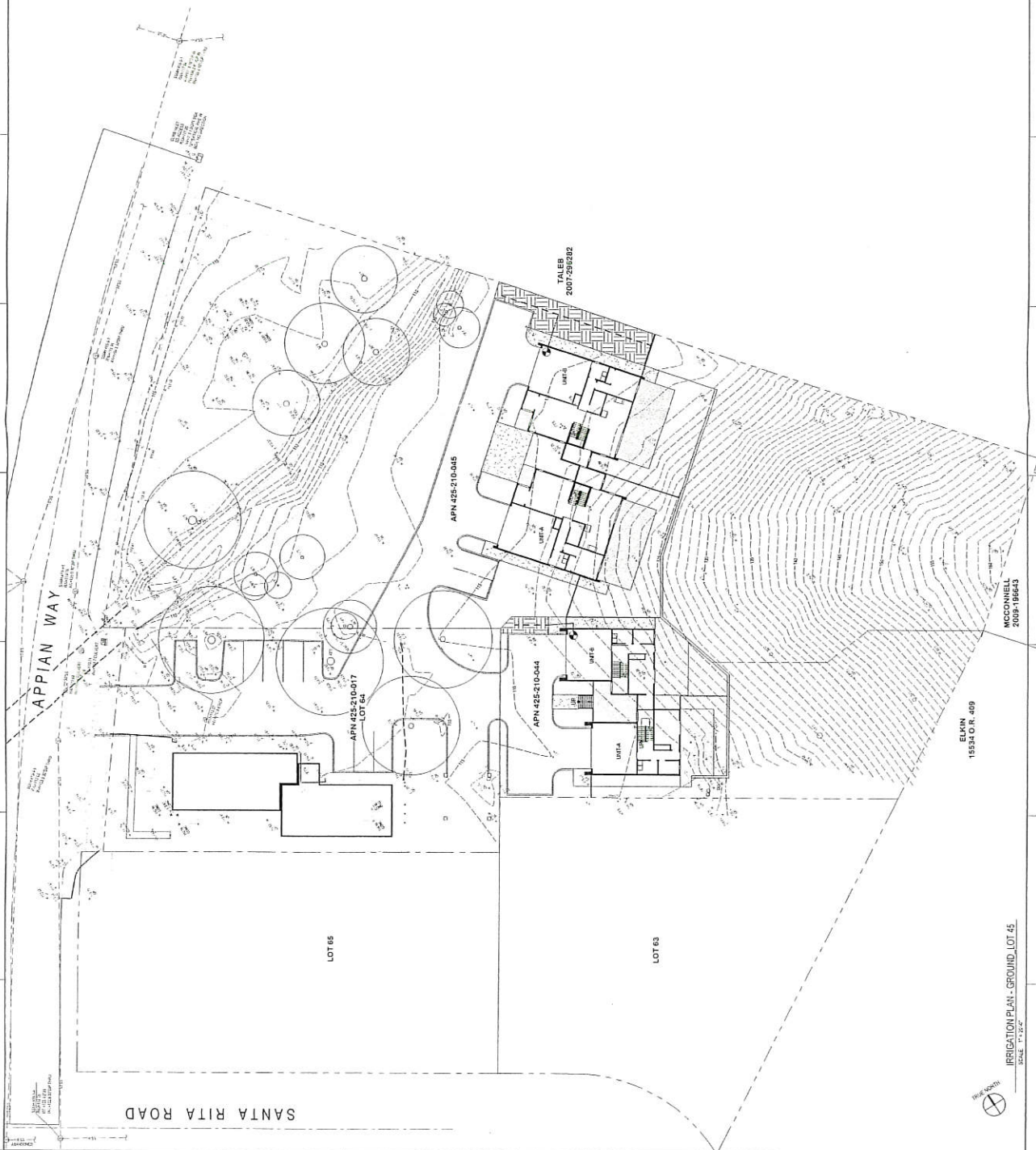
NOT FOR CONSTRUCTION

GROUND FLOOR
IRRIGATION PLAN

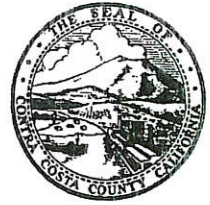
L1.02

GRAPHIC LEGEND

- | | |
|---|---|
|  | LOW WATER USE
IRRIGATION APPLICATION |
|  | PVC LATERAL |
|  | IN-LINE DROP TUBING |
|  | VALVE MANIFOLD |



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258



9/24/19
a
805

AGENCY COMMENT REQUEST

Date 9/28/19

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ☒ Building Inspection ___ Grading Inspection
___ Advance Planning ___ Housing Programs
___ Trans. Planning ___ Telecom Planner
___ ALUC Staff ___ HCP/NCCP Staff
___ APC PW Staff ___ County Geologist

HEALTH SERVICES DEPARTMENT

- ☒ Environmental Health ___ Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ___ Engineering Services (Full-size + email x3)
___ Traffic
___ Flood Control (Full-size) ___ Special Districts

LOCAL

- ☒ Fire District
___ Consolidated - (email) fire@cccfd.org
___ East CCC - (email) brodriguez@cccfd.org

☒ Sanitary District West Co Wastewater

☒ Water District East Bay MWD

☒ City of Richmond

___ School District(s)

___ LAFCO

___ Reclamation District #

___ East Bay Regional Park District

___ Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobrante MAC

☒ Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

___ CHRIS (email only: nwic@sonoma.edu)

___ CA Fish and Wildlife, Region 3 - Bay Delta

___ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Nicky Vu

Phone # 925-674-7779

E-mail nichols.vu @dcd.cccounty.us

County File # VR19-1039

Prior to Oct. 14, 2019

We have found the following special programs apply to this application:

n/a Active Fault Zone (Alquist-Priolo)

___ Flood Hazard Area, Panel # X

☒ 60-dBA Noise Control

n/a CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ___ None ___ Below ___ Attached

Print Name _____

Signature _____

DATE _____

Agency phone # _____



Fax 1043 Arnold

129nd
71087.00

CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

Contra Costa County

2019 SEP 17 PM 1:22

VARIANCE PERMIT APPLICATION**TO BE COMPLETED BY OWNER OR APPLICANT****OWNER**

Name Mrs & Mrs Shepherd
 Address 679 El Centro
 City, State/Zip El Sobrante, CA 94803
 Phone _____ email _____

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.

☒ Check here if billings are to be sent to applicant rather than owner.

Owner's Signature _____

APPLICANT

Name George Drew
 Address SEC, 927 Arguello St.
 City, State/Zip Redwood City, CA 94063
 Phone 650 367-9595 email GCNWC94@AOL.COM

By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.

Applicant's Signature George Drew**CONTACT PERSON (optional)**

Name _____
 Address _____
 City, State/Zip _____
 Phone _____ email _____

PROJECT DATA

Total Parcel Size: _____
 Estimated Project Value: \$55,000
 Proposed Square Footage: NA (Retaining wall)

Project description (attach supplemental statement if necessary): 4' high steel soldier beam and
PTFE Retaining Wall

↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓

Project description: The applicant requests approval of a variance to allow a 0-foot side yard setback (where 3 feet is required) for a retaining wall that is a maximum of 5 feet in height and is replacing an existing retaining wall.

Property description: Lot 382 of Santa Rita Acres - Unit No. 6

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 425-021-008
Area: <u>El Sobrante</u>	*Base Fee/Deposit	<u>\$1,000</u>	S-044	Site Address: <u>679 El Centro Rd</u>
Fire District: <u>Consolidated</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>R-6</u>
Sphere of Influence: <u>Richmond</u>	Notification Fee	<u>15.00 / 30.00</u>	S-052	Census Tract: <u>3630</u>
Flood Zone: <u>X</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	Atlas Page: _____
Panel Number: _____	Environmental Health Dept.	<u>57.00</u>	5884	General Plan: <u>SH</u>
x-ref Files: _____	Other: _____			Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
				Supervisory District: <u>1</u>
				Received by: <u>Nrocky Vu</u>
Concurrent Files: _____	TOTAL	\$ 1087		Date Filed: <u>9/18/2019</u>
	Receipt #	190011719		File # <u>VR 19-01039</u>

*Additional fees based on time and materials will be charged if staff costs exceed base fee.

INSTRUCTIONS ON REVERSE

SANTA RITA ACRES-UNIT No.6

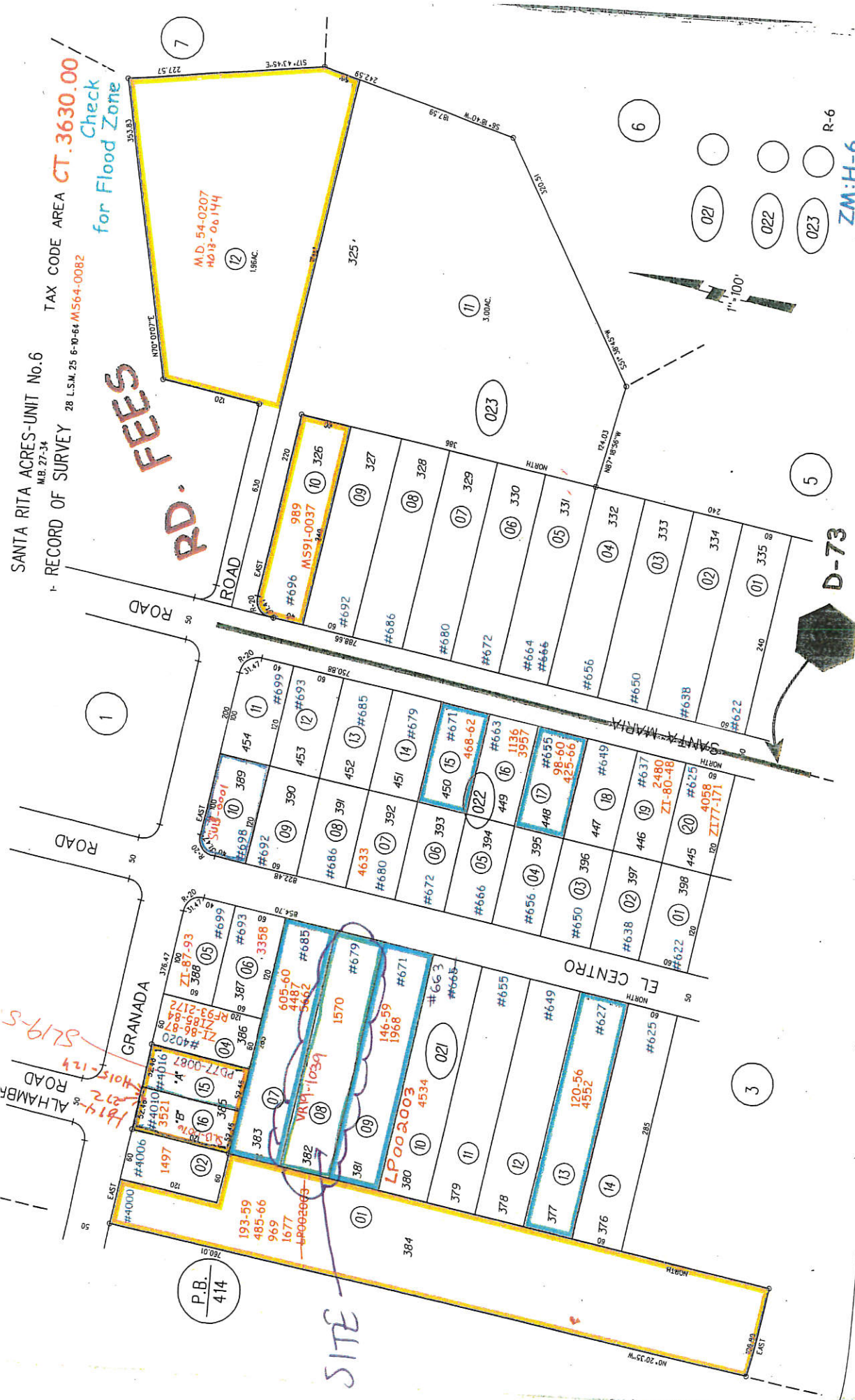
TAX CODE AREA CT. 3630.00
Check for Flood Zone

RD. FEES

ALHAMBRA ROAD

GRANADA

EL CENTRO



D-73

ZM-H-6
1961 ROLL
ASSESSOR'S MAP 5F
BOOK 425 PAGE 02
CONTRA COSTA COUNTY, CA

GENERAL PLAN - SH



Legend

Board of Supervisors' Districts

City Limits

Unincorporated

General Plan

- SV (Single Family Residential - Very Low Density)
- SL (Single Family Residential - Low Density)
- SM (Single Family Residential - Medium Density)
- SH (Single Family Residential - High Density)
- ML (Multiple Family Residential - Low Density)
- MM (Multiple Family Residential - Medium Density)
- MH (Multiple Family Residential - High Density)
- MV (Multiple Family Residential - Very High Density)
- MS (Multiple Family Residential - Single-Family Attached)
- CC (Congregate Care/Senior Housing)
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo District)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercial)
- M-6 (Bay Point Residential Mixed Use)
- M-7 (Pittsburg/Bay Point BART Station)
- M-8 (Dougherty Valley Village Center)
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park)
- M-11 (Apollon Way Mixed Use)

Notes

Contra Costa County -DOIT GIS



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Miles

0.02

0

WGS_1984_Web_Mercator_Auxiliary_Sphere

ZONING - R-6

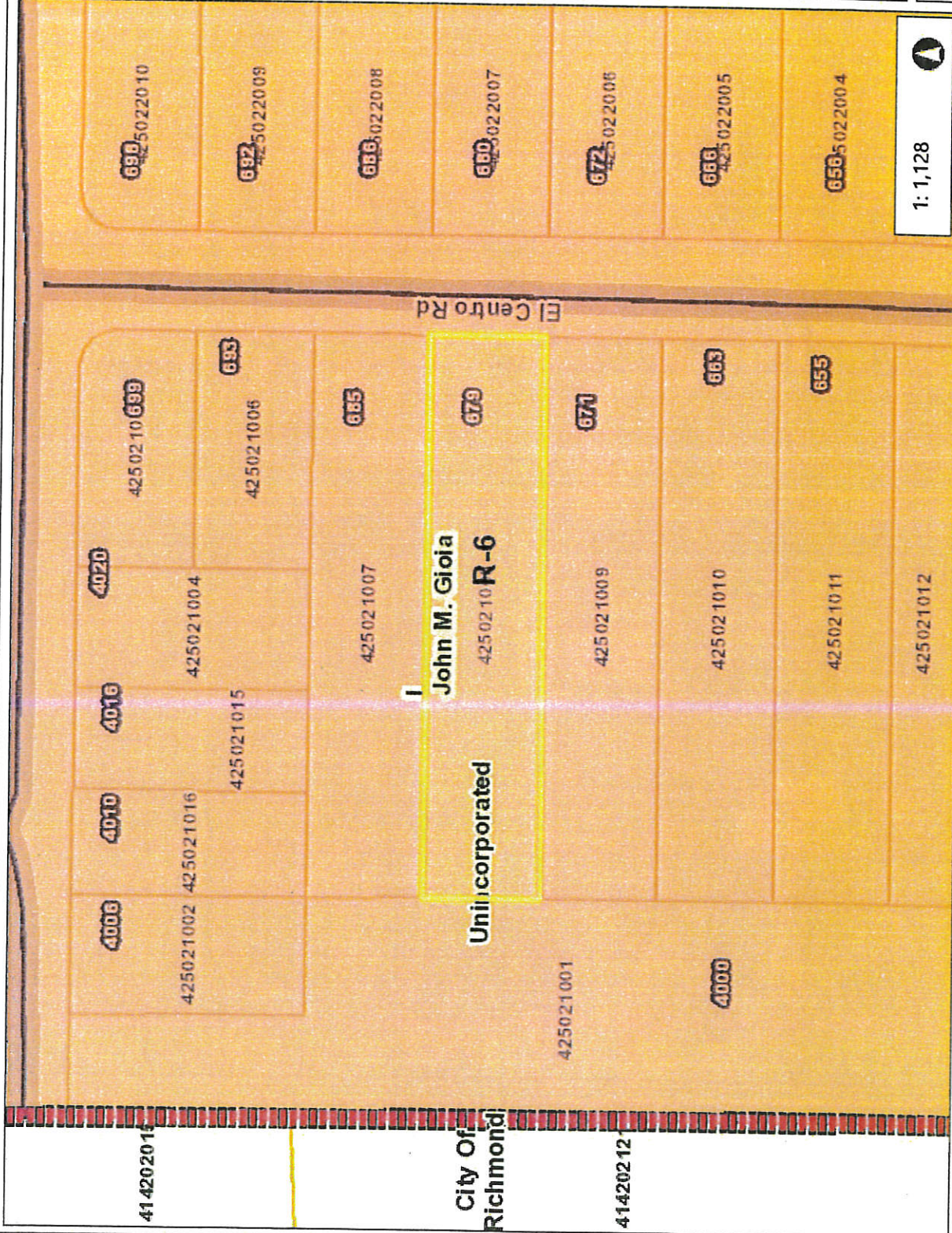


Legend

- Board of Supervisors' Districts
City Limits
Unincorporated
Zoning
- R-6 (Single Family Residential)
 - R-6, -FH -UE (Single Family Residential Urban Farm Animal Exclusion Com)
 - R-6 -SD-1 (Single Family Residential Hillside Development Combining District)
 - R-6 -TOV -K (Single Family Residential View Ordinance and Kensington Cr)
 - R-6, -UE (Single Family Residential Exclusion Combining District)
 - R-6 -X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7 -X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10, -UE (Single Family Residential Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Single Family Residential Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40, -FH -UE (Single Family Residential Urban Farm Animal Exclusion Com)
 - R-40, -UE (Single Family Residential Exclusion Combining District)
 - R-65 (Single Family Residential)

Notes

Contra Costa County -DOIT GIS



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Miles

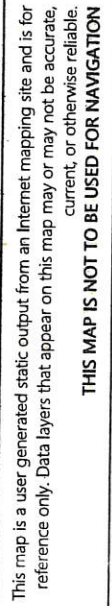
0.02

0

WGS_1984_Web_Mercator_Auxiliary_Sphere

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Contra Costa County -DOIT GIS



WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE PLAN -
PROPOSED WORK

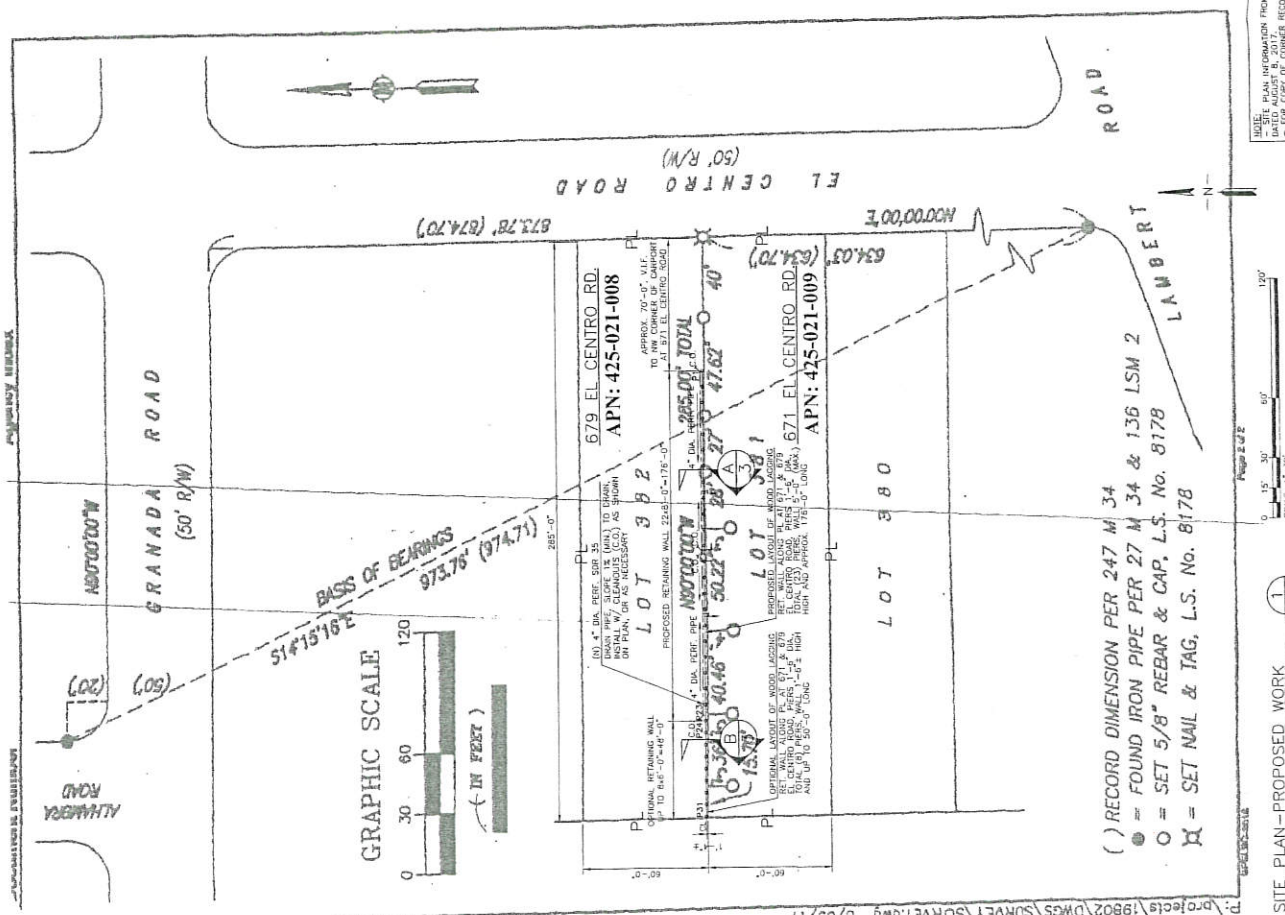
RETAINING WALL CONSTRUCTION

671 & 679 EL CENTRO ROAD,
EL SOBRANTE, CALIFORNIA 94803

2 OF 5

ABBREVIATIONS:

-CENTER TO CENTER
 -DOWN
 -EACH WAY
 -EACH WAY
 -EXISTING, NEW
 -NOT IN CONTACT
 -PRESSURE TREATED
 -DOUGLAS FIR
 -TOP OF GRADE BEAM
 -TOP OF BOTTOM
 -TOP OF BOTTOM
 -UNLESS NOTED OTHERWISE
 -VENITY IN FIELD
 -BOTTOM OF WALL
 -GRADE BELOW OF WALL
 -BOTTOM OF PIER
 -GRADE BELOW OF PIER
 -EACH FACE
 -TOP OF CONCRETE



NOTE: PLAN INFORMATION FROM CORNER RECORD, BY PATRICK M. REI, L.L.S., DATED AUGUST 8, 2017.
FOR CORNER RECORD AND ASSESSOR PARCEL MAP, SEE SHEET 4.

15° 30'

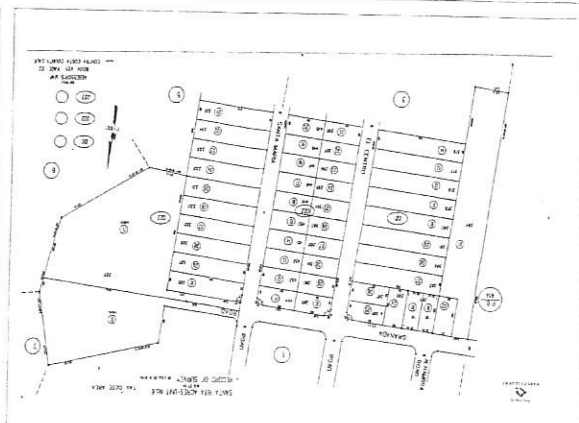
1

SITE PLAN-PROPOSED WORK

P:\projects\19802\DWGS\SURVEY\SURVEY.dwg 8/09/11

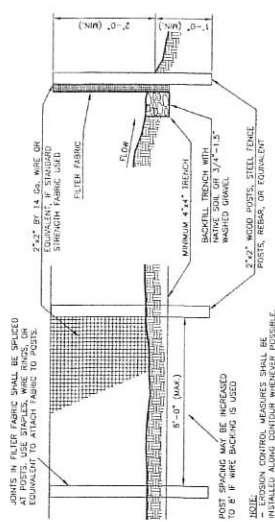


CORNER RECORD
 County of Contra Costa
 City of San Francisco
 Date of Survey: 10/10/2017
 Surveyor: [Signature]
 Title: [Title]
 County Surveyor's Commission: [Commission Number]
 The Surveyor hereby certifies that the above is a true and correct copy of the original survey as shown to him or her by the owner of the property.

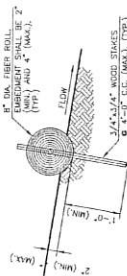


EROSION AND SEDIMENT CONTROL MEASURES:

- [illegible]



ALT. SECTION-SILT FENCE EROSION CONTROL



SECTION—FIBER ROLL

ABBREVIATIONS:

C.C.	-CENTER TO CENTER
C.O.	-CLEAN OUT
E.W.	-EACH WAY
E.C.	-EXISTING, NEW
E.C. (N)	-NOT IN CONTRACT
E.N.C.	-PRESSURE TREATED
P.D.F.	-DOUGLAS FIR
D.C.B.	-TOP OF GRADE BEAM
O.C.W.	-TOP OF WALL
T. & B.	-TOP AND BOTTOM
M.O.	-UNLESS NOTED OTHERWISE
I.F.	-VERY IN FIELD
B.W.	-BOTTOM OF WALL
B.W.	-GRADE BELOW OF WALL
B.W.	-BOTTOM OF PIER
S.O.P.	-TOP OF GRADE
F.F.	-EACH FACE
C.C.	-TOP OF CONCRETE

- SITE PLAN INFORMATION FROM CORNER RECORD, BY PATRICK M. REI, L.L.S., DATED AUGUST 8, 2017.
- FOR COPY OF CORNER RECORD, AND ASSESSOR PARCEL MAP, SEE SHEET 4.

7

CONSTRUCTION PLAN, EROSION AND STORM WATER POLLUTION PREVENTION PLAN

7

CONSTRUCTION PLAN, EROSION AND STORM WATER POLLUTION PREVENTION PLAN



10/3/19
(10) 805

AGENCY COMMENT REQUEST

We request your comments regarding the attached application currently under review.

Date Oct 2, 2019

DISTRIBUTION	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	<input type="checkbox"/> Grading Inspection
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input type="checkbox"/> APC PW Staff	<input type="checkbox"/> County Geologist
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input type="checkbox"/> Engineering Services (Full-size + email x3)	
<input type="checkbox"/> Traffic	
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District	
<input checked="" type="checkbox"/> Consolidated - (email) <u>fire@cccfd.org</u>	
<input type="checkbox"/> East CCC - (email) <u>brodriguez@cccfd.org</u>	
<input checked="" type="checkbox"/> Sanitary District <u>West County Wastewater</u>	
<input checked="" type="checkbox"/> Water District <u>East Bay MWD</u>	
<input checked="" type="checkbox"/> City of <u>Richmond</u>	
<input type="checkbox"/> School District(s)	
<input type="checkbox"/> LAFCO	
<input type="checkbox"/> Reclamation District #	
<input type="checkbox"/> East Bay Regional Park District	
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC <u>El Sobrante MAC</u>	
<input type="checkbox"/> Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
<input type="checkbox"/> CHRIS (email only: <u>nwic@sonoma.edu</u>)	
<input type="checkbox"/> CA Fish and Wildlife, Region 3 - Bay Delta	
<input type="checkbox"/> Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	
<u>El Sobrante Planning and Zoning</u>	

Please submit your comments to:

Project Planner Nicholas Vu

Phone # 925 674-7807

E-mail Nicholas.Vu@dcd.cccounty.us

County File # VR19-1043

Prior to October 29, 2019

We have found the following special programs apply to this application:

No Active Fault Zone (Alquist-Priolo)

X Flood Hazard Area, Panel #

Yes 60-dBA Noise Control

No CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature _____ DATE _____

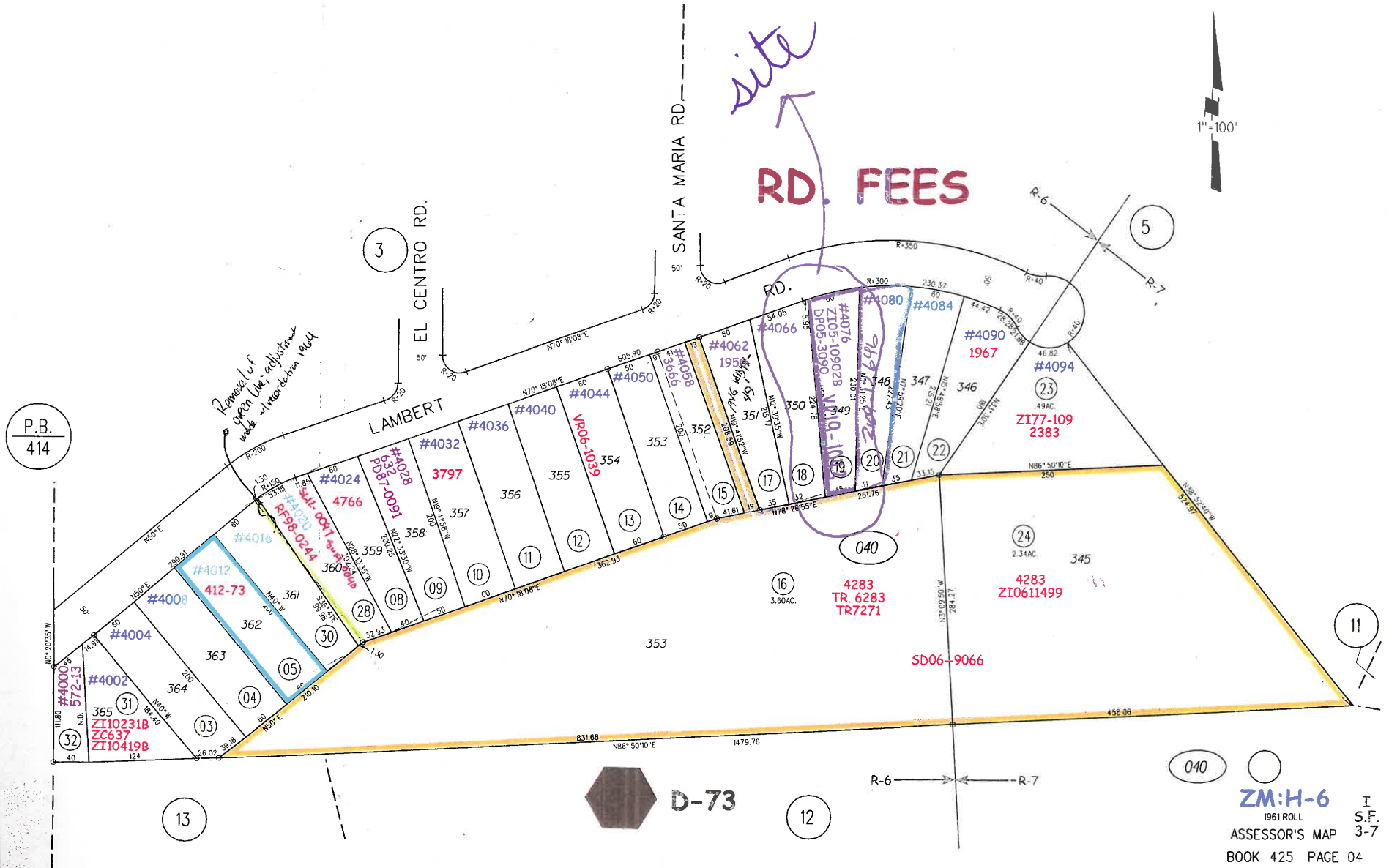
Agency phone # _____



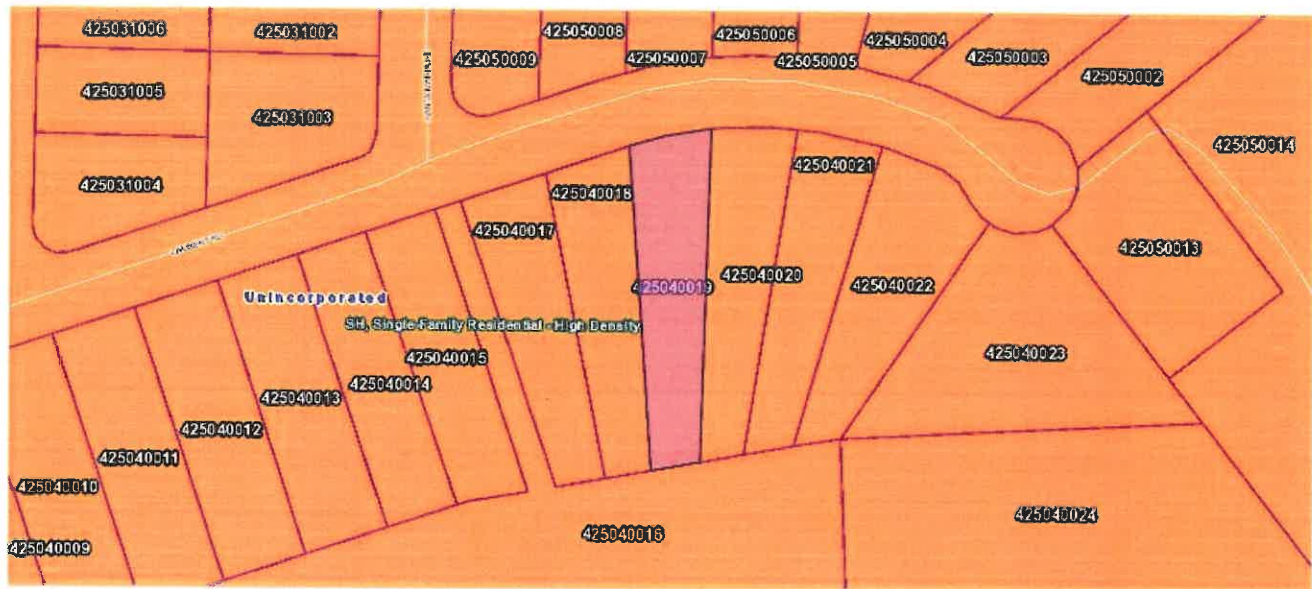
CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

VARIANCE PERMIT APPLICATION					
TO BE COMPLETED BY OWNER OR APPLICANT					
OWNER			APPLICANT		
Name <u>Miguel A. Machado</u>			Name <u>Brenda K. Munoz</u>		
Address <u>4076 Lambert Rd</u>			Address <u>2619 Lowell Ave</u>		
City, State/Zip <u>EI Sobrante, CA 94803</u>			City, State/Zip <u>Richmond, CA 94804</u>		
Phone <u>510-932-1114</u> email <u>gmachado@comcast.net</u>			Phone <u>(510) 734-2181</u> email <u>brenda4804@yahoo.com</u>		
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.			By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.		
Owner's Signature <u>[Signature]</u>			Applicant's Signature <u>[Signature]</u>		
CONTACT PERSON (optional)			PROJECT DATA		
Name <u>Brenda Munoz</u>			Total Parcel Size: <u>10,350.59 Sq. Ft.</u>		
Address <u>2619 Lowell Ave</u>			Estimated Project Value: <u>\$ 20,000.00</u>		
City, State/Zip <u>Richmond, CA 94803</u>			Proposed Square Footage:		
Phone <u>510-734-2181</u> email					
Project description (attach supplemental statement if necessary):					
<u>Legalize (E) Garage Conversion In living Space 401 Sq Ft</u>					
<u>CNN kitchen Cabinets in kind. Siding Repairs and New Windows.</u>					
<div style="display: flex; justify-content: space-between;"> ↓ FOR OFFICE USE ONLY ↓↓ ↓ FOR OFFICE USE ONLY ↓↓ ↓ FOR OFFICE USE ONLY ↓↓ </div>					
Project description: <u>A request for approval of a variance to allow a 14.5-foot front setback, where 20 feet is required, to legalize the conversion of the existing garage into living space. No change in building footprint proposed at this time.</u>					
Property description: <u>Lot 349 of Santa Rita Acres - unit No. 6.</u>					
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:	<u>425-040-019</u>
Area: <u>EI Sobrante</u>	*Base Fee/Deposit	<u>\$1,000</u>	S-044	Site Address:	<u>4076 Lambert Rd.</u>
Fire District: <u>Consolidated</u>	Late Filing Penalty (+50% of above if applicable)	<u>500</u>	S-066	Zoning District:	<u>R-6</u>
Sphere of Influence: <u>Richmond</u>	Notification Fee	<u>15.00 / 30.00</u>	S-052	Census Tract:	<u>3630</u>
Flood Zone: <u>X</u>	Fish & Game Posting (If not CEQA exempt)	<u>75.00</u>	S-048	Atlas Page:	<u>ZM: H-6</u>
Panel Number:	Environmental Health Dept.	<u>57.00</u>	5884	General Plan:	<u>SH</u>
x-ref Files:	Other:			Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>	
<u>BIRF19-01310</u>				Supervisory District:	<u>1</u>
<u>DP05-3090</u>				Received by:	<u>[Signature]</u>
Concurrent Files:	TOTAL	<u>\$ 1,587</u>		Date Filed:	<u>10/1/2019</u>
<u>Z105-10902B</u>	Receipt #	<u>190012353</u>		File #VR	<u>19-1043</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.					

INSTRUCTIONS ON REVERSE

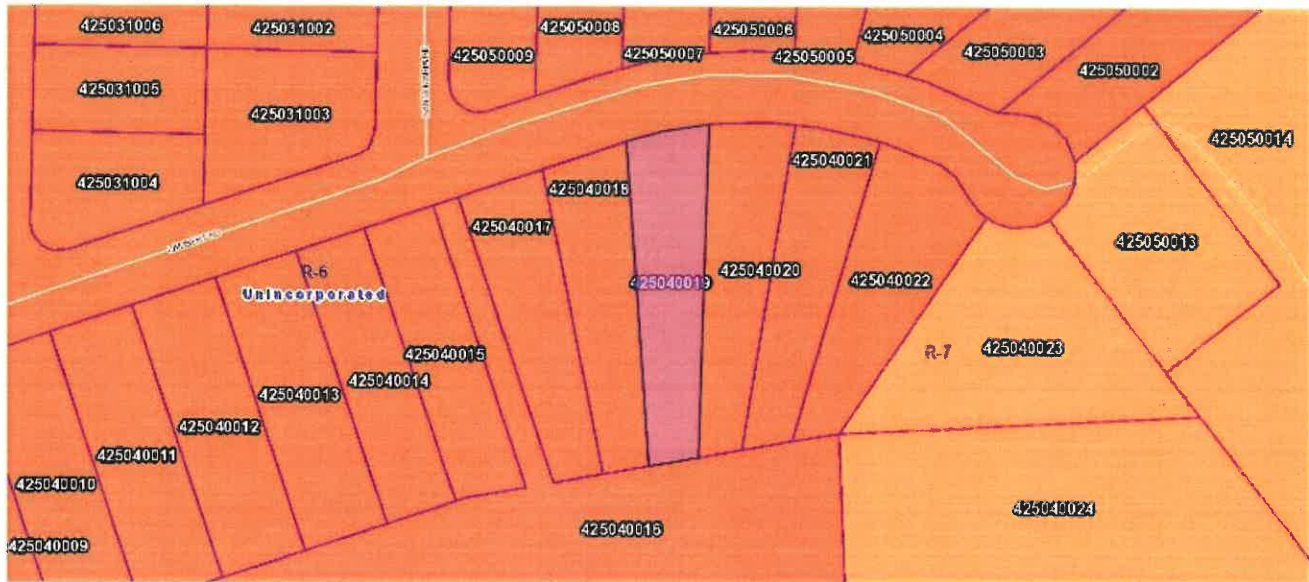


General Plan: SH



© 2004-2014, Accela Inc. All Rights Reserved

Zoning: R-6



50 ft

© 2004-2014, Arcata Inc. All Rights Reserved

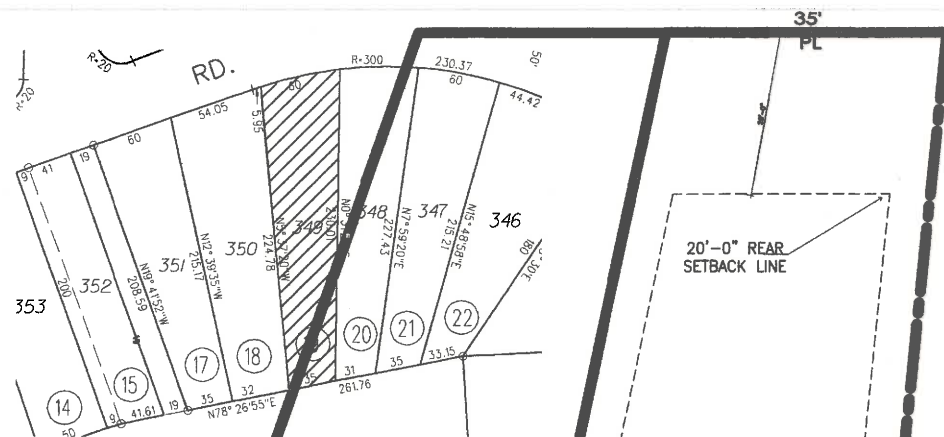
Aerial View, 2008



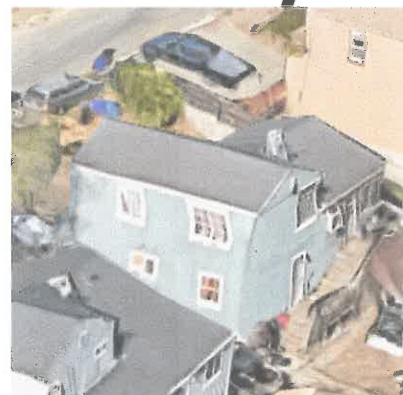
© 2004-2014, Accela Inc. All Rights Reserved

60Db Noise Contours





PARCEL MAP



SITE PICTURES

(E) CONCRETE WALKWAY
GAS METER
20'-0" SETBACK LINE

(E) CONCRETE PAD

PROPOSED PARKING SPACE CONCRETE SURFACE
23'-8"X11'-7"

(E) CONCRETE DECK

(E) RESIDENCE
1295 SQ. FT.

(E) CONVERTED (F) GARAGE IN LIVING AREA
401 SQ. FT. GROUND FLOOR

(E) ELECT. METER

(E) LANDSCAPE AREA

(E) CONCRETE DRIVEWAY

LAMBERT ROAD



SITE PICTURES

1 SITE PLAN
SCALE: 3/32"=1'-0"



GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2016 CBC AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY IN SITE ALL INFORMATION PROVIDED IN THE DRAWINGS. DUE TO ACCESSIBILITY LIMITATIONS SOME ASSUMPTIONS WERE MADE. IF DISCREPANCIES OCCUR IT SHALL BE REPORTED TO THE DESIGNER.
3. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS, OR AS CLARIFIED BY DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
4. CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING SURFACES & MATERIALS DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL BRING TO THE ATTENTION OF DESIGNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INADEQUATE CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
6. ALL WORK & MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS & ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS & INTERPRETATIONS.
7. CONTRACTOR TO PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.

DRAWING INDEX

- | | |
|------|--|
| A0.0 | SITE PLAN AND BUILDING INFORMATION |
| A0.1 | ENLARGED SITE PLAN |
| A1.0 | EXISTING AND PROPOSED FLOOR PLANS |
| A1.1 | NOT USED |
| A1.2 | WINDOWS AND DOORS NOTES |
| A1.3 | ELECTRICAL-PLUMBING NOTES |
| A2.0 | (E) AND PROPOSED ELEVATIONS, SECTION A-A |
| A2.1 | (E) AND PROPOSED ELEVATIONS |
| E1 | TITLE 24 ENERGY CALCULATIONS 1 |
| E2 | TITLE 24 ENERGY CALCULATIONS 2 |

APPLICABLE CODES

CALIFORNIA RESIDENTIAL CODE	2016 EDITION
CALIFORNIA BUILDING CODE	2016 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2016 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2016 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2016 EDITION
CALIFORNIA FIRE CODE (CFC)	2016 EDITION
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2016 EDITION
CALIFORNIA GREEN BUILDING STANDARDS (CGBS)	2016 EDITION

PROJECT INFORMATION

APN #	425-040-019-1
OCCUPANCY	R3 / U
TYPE OF CONSTRUCTION	V-N
ZONING	R-6
LOT AREA	10,350 S.F.
(E) HOUSE LIVING AREA	1295 SQ. FT.
PROPOSED GARAGE CONVERSION SQ. FT.	401 SQ. FT.

PROJECT SCOPE

LEGALIZE EXISTING GARAGE CONVERSION IN LIVING SPACE ONE BEDROOM, ONE FULL BATHROOM 401. SQ. FT. APPROVED BY: PLANNING DEPARTMENT 2005.
NEW KITCHEN CABINETS IN KIND NO CHANGES ON ELECTRICAL FIXTURES REMAIN IN SAME LOCATION
REMOVE PORTION OF EXTERIOR WALL SIDING DUE TO WATER DAMAGED PATTERN AND MATERIAL TO MATCH WITH EXISTING SEE LOCATION ON (E) FLOOR PLAN ,NEW 6 WINDOWS REPLACEMENTS SAME OPENINGS.

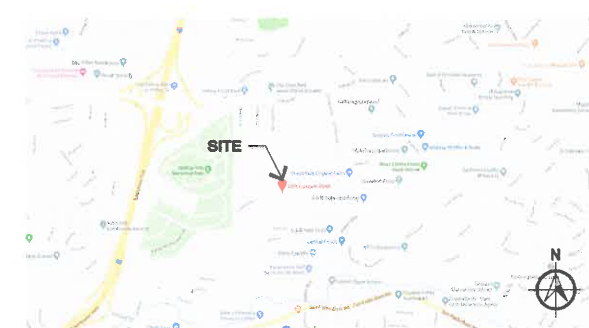
PROJECT DIRECTORY

OWNER(S):	MIGUEL MACHADO	STRUCTURAL:	N/A
DESIGNER:	BRENDA MUÑOZ (510) 734 2181 2619 LOWELL AVE RICHMOND, CA. 94804 bmbblueprints@gmail.com ENERGY ANALYSIS: TAILORED ENERGY ONLINE. KEVIN@TAILOREDENERGYONLINE.COM PHONE: 1-888-310-0808 FAX: 1-877-838-6167		

ABBREVIATIONS

ANGLE	HB	HOSE BIB
AT	HDWD	HARDWOOD
CENTERLINE	HM	HOLLOW METAL
DIAMETER	HORIZ	HORIZONTAL
PERPENDICULAR	HR	HOUR
POUND OR NUMBER		
PLUS/MINUS	INSUL	INSULATION
	INT	INTERIOR
ABOVE FINISH FLOOR		
ALUMINUM	LAM	LAMINATE
APPROVED	LAV	LAVATORY
ARCHITECTURAL	LT	LIGHT
BUILDING		
BOTTOM OF	MAX	MAXIMUM
	MFR	MANUFACTURER
CEILING	MIN	MINIMUM
CLEAR	MTD	MOUNTED
COUNTER	(N)	NEW
COLUMN	NTS	NOT TO SCALE
CONCRETE		
CONTINUOUS	OSB	ORIENTED STRAND BOARD
DOUBLE		
DETAIL	P-LAM	PLASTIC LAMINATE
DIAMETER	PLY	PLYWOOD
DOWN	PT	POINT
DOOR		
DOWNSPOUT	R	RADIUS
DRAWING	REF	REFRIGERATOR
	REQ	REQUIRED
	RM	ROOM
	R O	ROUGH OPENING
EXISTING		
EACH	S	SOUTH
ELECTRICAL	SCHED	SCHEDULE
	SIM	SIMILAR
	SPEC	SPECIFICATION
EQUAL	SQ	SQUARE
EXTERIOR	STL	STEEL
FIRE ALARM	STOR	STORAGE
FOUNDATION	SSD	SEE STRUCTURAL
FINISH	SL	SKYLIGHT
FLOOR		
FLOURESCENT	TV	TELEVISION
FOUNDATION	TYP	TYPICAL
FACE OF STUD		
FEET OR FOOT	UON	UNLESS OTHERWISE NOTED
FOOTING		VERIFY IN FIELD
FURRING	VIF	
	W	WEST
GALVANIZED	W/	WITH
GYP BD	WH	WATER HEATER
	WD	WOOD

VICINITY MAP



REVISION	BY

Brenda H. Muñoz
B. Muñoz
SEPTEMBER - 2019

OWNER:
MIGUEL A. MACHADO

ADDRESS:
4076 Lambert Rd,
Richmond, CA 94803

PHONE:
(510) 932-1114
e-mail:
amachado510@gmail.com
bmbblueprints@gmail.com

PROJECT NAME: **LEGALIZE EXISTING GARAGE CONVERSION IN LIVING AREA**

PROJECT ADDRESS: **4076 Lambert Rd, El Sobrante, CA 94803**
APN: 425040019

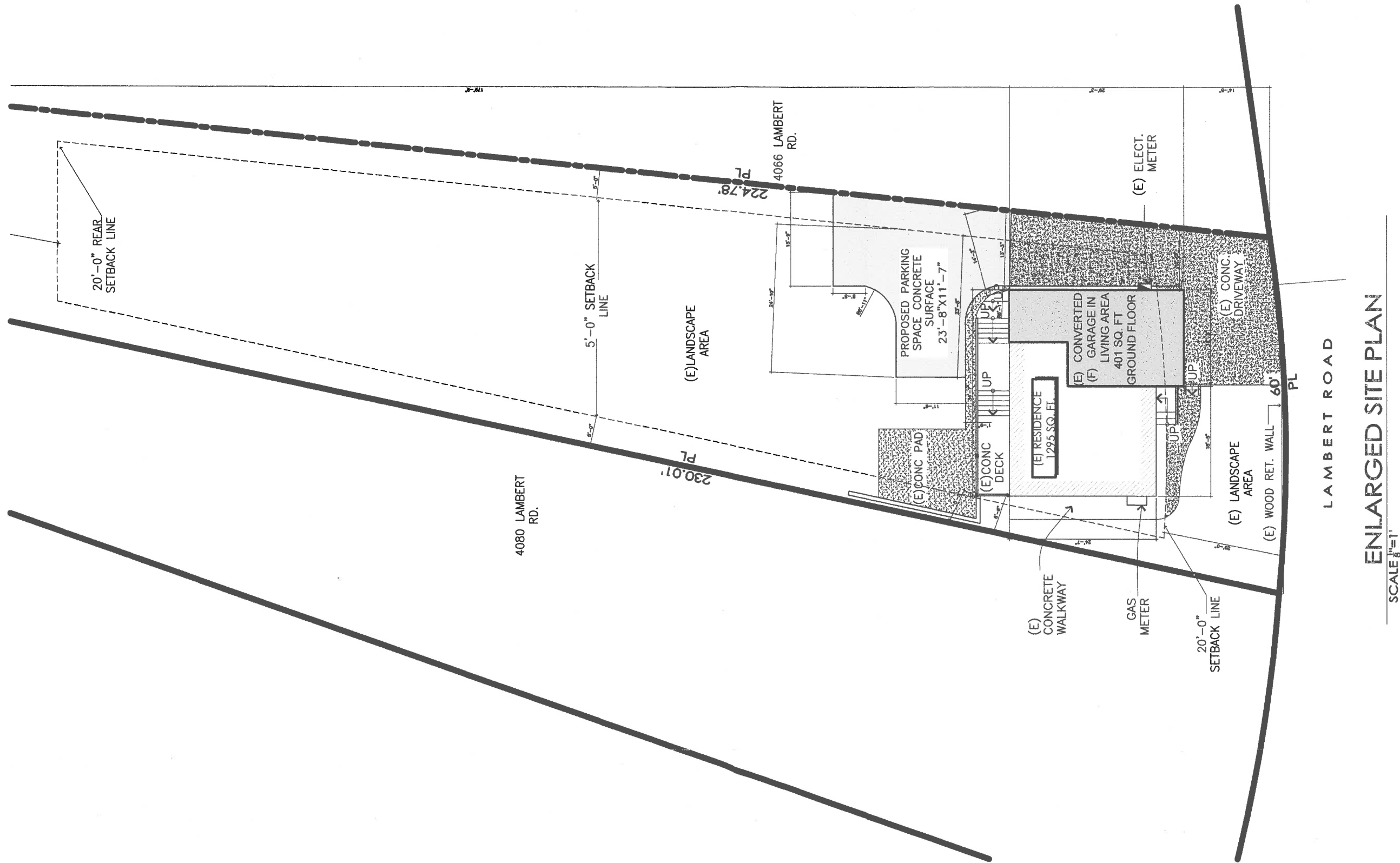
CONTENT:
SITE PLAN AND BUILDING INFORMATION

SCALE: AS SHOWN

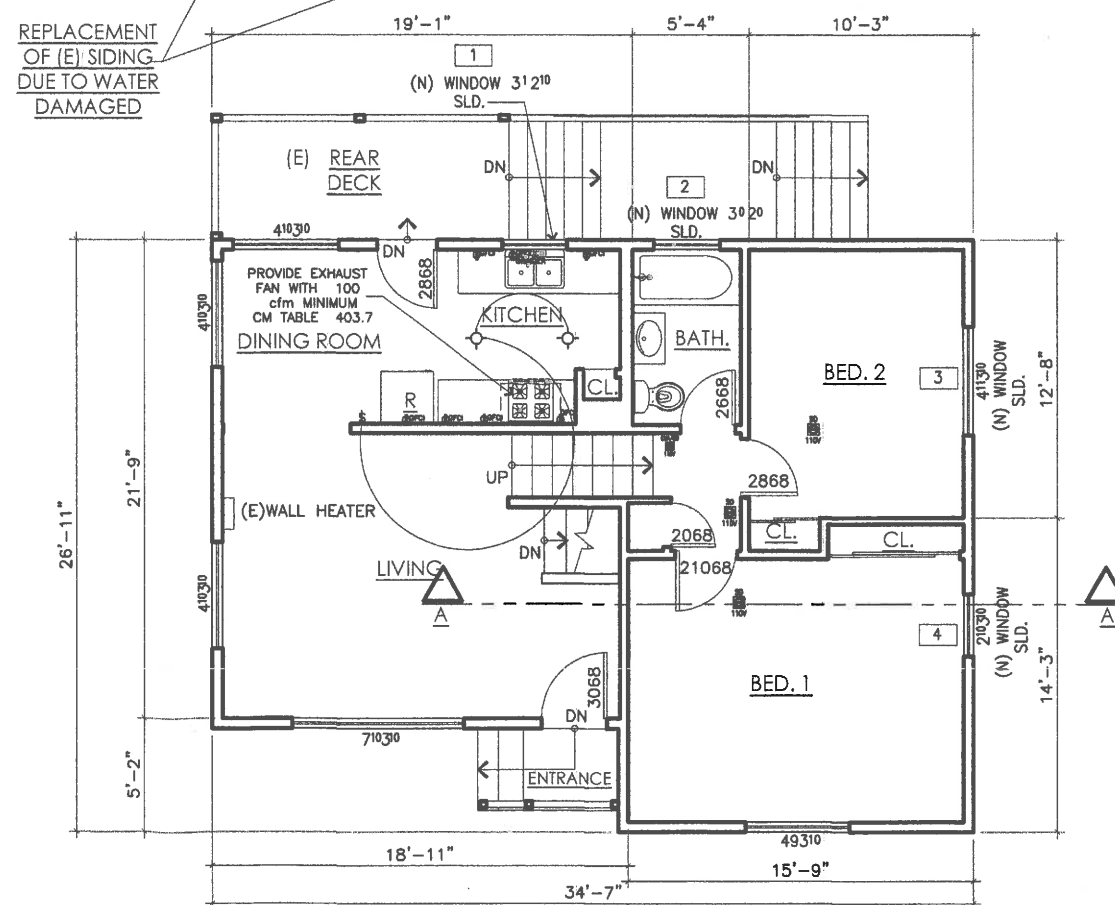
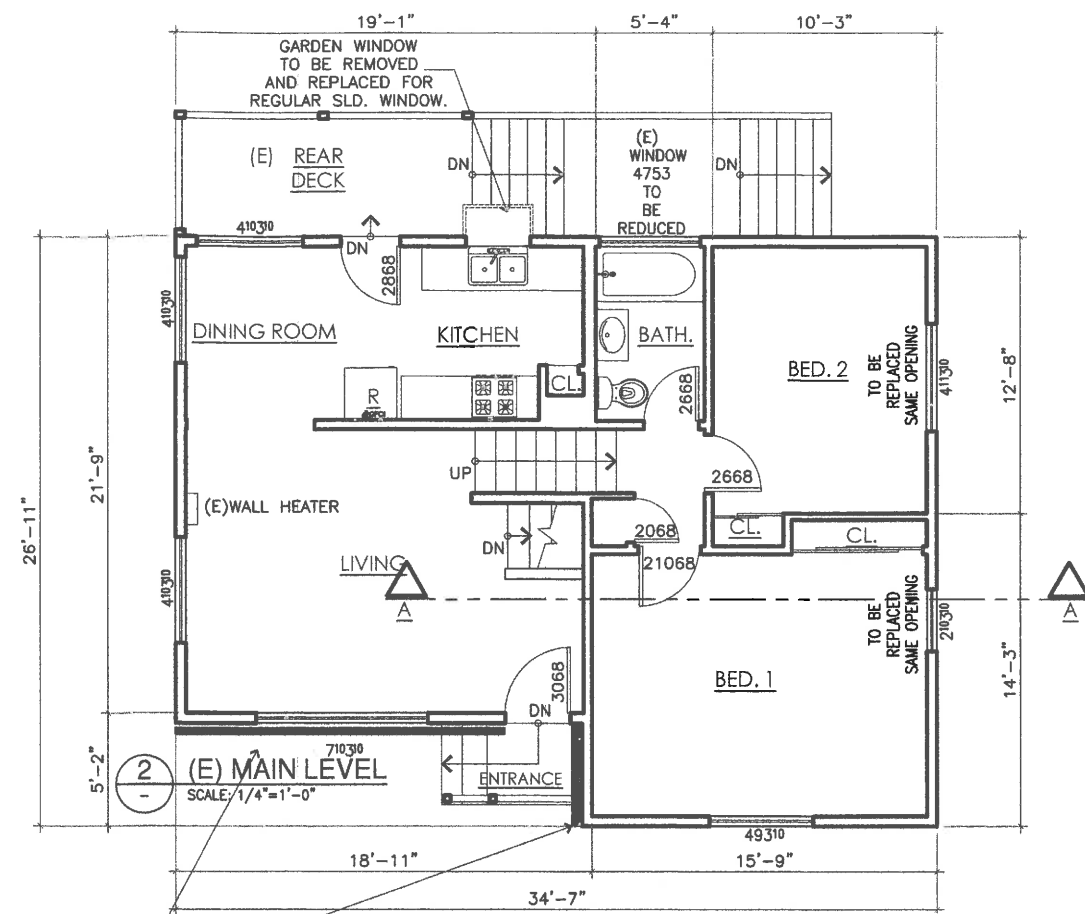
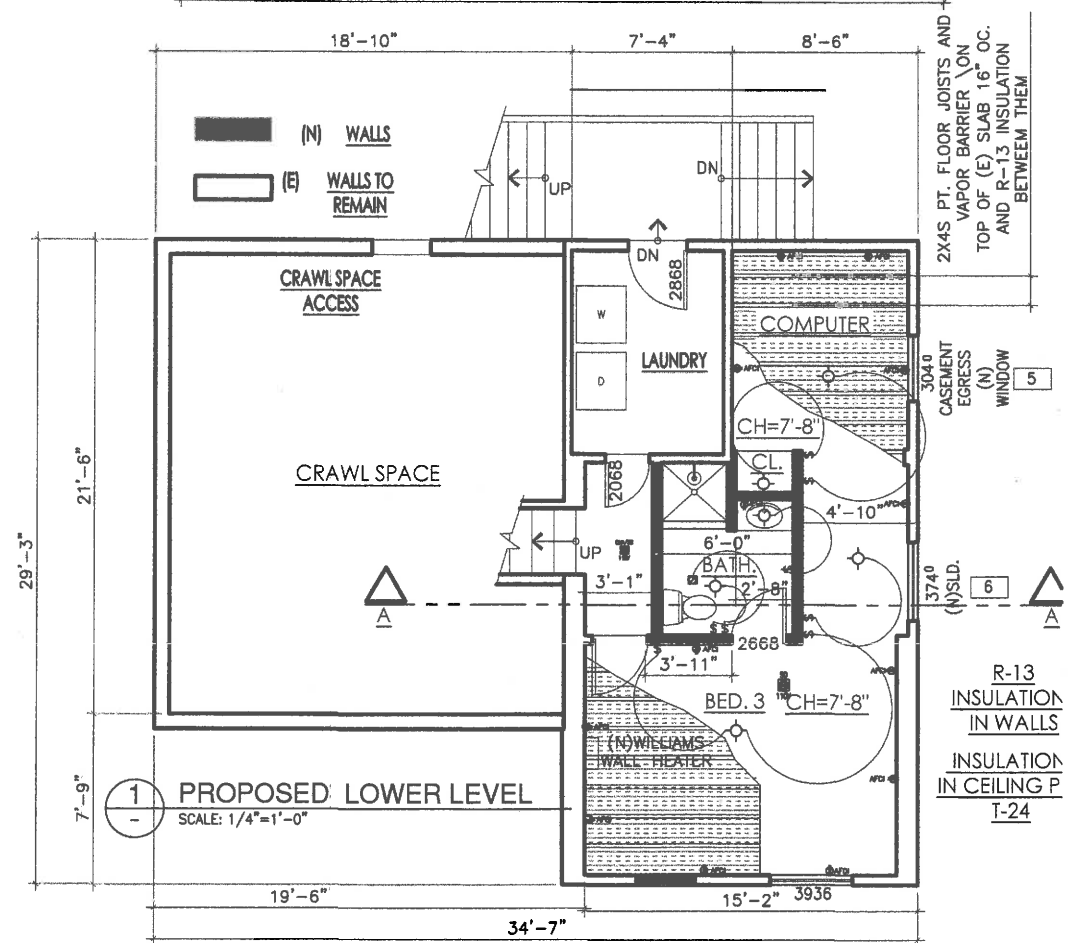
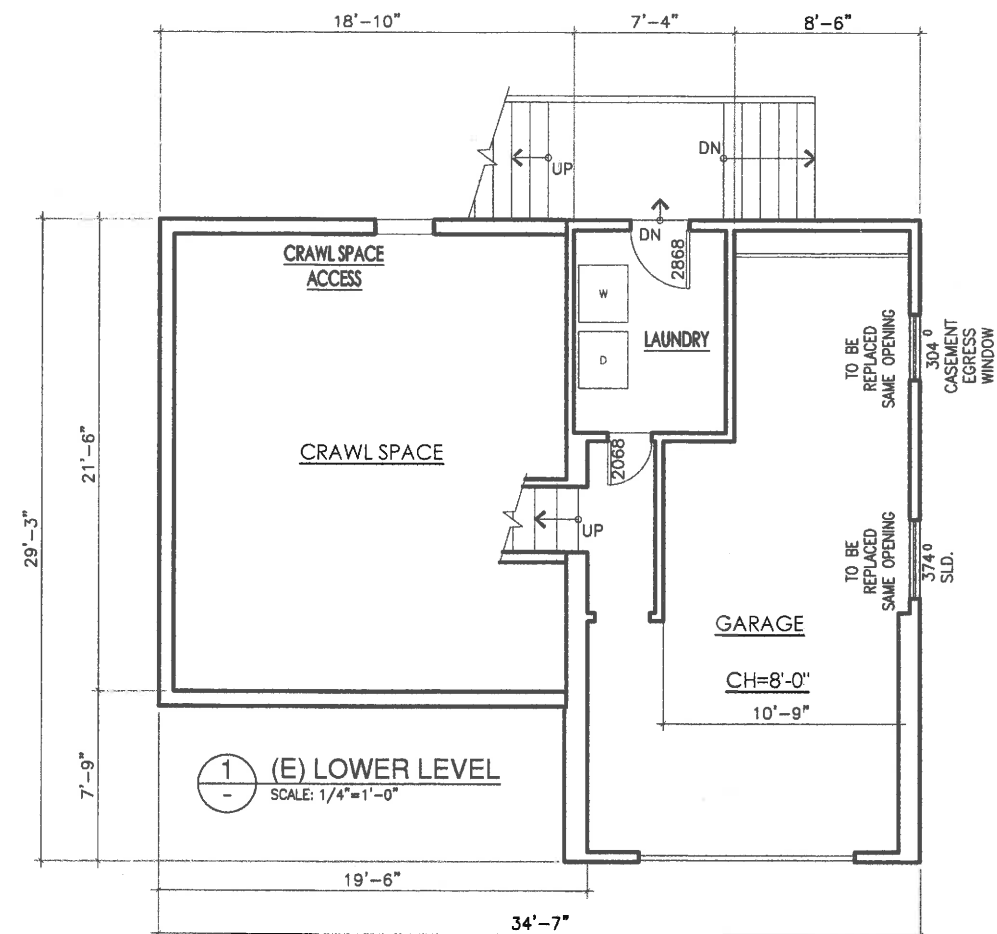
DRAW BY: **B.M.**

JOB #: **9172019**

SHEET:
A0.0



REVISION		BY
<div><div><div><div><div><div>BM</div><div>Brenda K. Muñoz</div></div></div><div><div>Designer</div><div>2016 Union Av. Richmond, Ca 94801</div><div>Phone & Fax: (510) 763-2387</div><div>Cell: (510) 763-2387</div><div>bmbprint@gmail.com</div></div></div></div></div>		
<div><div><div><div><div><div><i>Brenda K. Muñoz</i></div><div>B. Muñoz</div></div></div><div>SEPTEMBER - 2019</div></div></div></div>		
OWNER: MIGUEL A. MACHADO		
ADDRESS: 4076 Lambert Rd, Richmond, CA 94803		
PHONE: (510)932-1114 e-mail: amachado510@gmail.com bmbprint@gmail.com		
PROJECT NAME: LEGALIZE EXISTING GARAGE CONVERSION IN LIVING AREA		
PROJECT ADDRESS: 4076 Lambert Rd, El Sobrante , CA 94803 APN: 425040019		
CONTENT: ENLARGED SITE PLAN		
SCALE: AS SHOWN		
DRAW BY: B.M.		
JOB #: 9172019		
SHEET: A0.1		



	REVISION	BY
 <p>B. Muñoz Architectural Designer 2676 Lambert Ave., Richmond, CA 94803 Phone: (510) 932-1114 Email: bmuñoz@att.net</p>		
<p align="center"><i><u>Branda Ki Murray</u></i></p> <p align="center">B. Muñoz</p> <p align="center">SEPTEMBER - 2019</p>		
<p>OWNER: MIGUEL A. MACHADO</p> <p>ADDRESS: 4076 Lambert Rd, Richmond, CA 94803</p>		
<p>PHONE: (510) 932-1114 e-mail: amachado510@gmail.com bmbblueprints@gmail.com</p>		

**PROJECT NAME: LEGALIZE EXISTING GARAGE
CONVERSION IN LIVING AREA**

**PROJECT ADDRESS: 4076 Lambert Rd, El Sobrante , CA 94803
APN: 425040019**

CONTENT:
FLOOR PLANS
EXISTING AND
PROPOSED

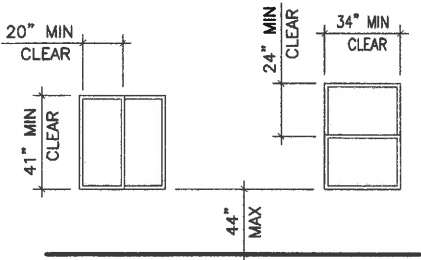
SCALE:	AS SHOWN
DRAW BY:	B.M.
JOB #:	9172019

SHEET:
A1.0

WINDOWS REQUIREMENTS

EMERGENCY ESCAPE WINDOWS

- IN BEDROOMS PROVIDE OPERABLE ESCAPE WINDOWS (AT LEAST ONE IN EACH BEDROOM) MEETING ALL OF THE FOLLOWING:
- A NET CLEAR OPENABLE AREA NOT LESS THAN 5.7 SF
 - A MINIMUM CLEAR OPENING HEIGHT OF 24".
 - A MINIMUM CLEAR OPENING WIDTH OF 20"
 - A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.



NATURAL LIGHT AND VENTILATION REQUIREMENTS

- EACH HABITABLE ROOM (EXCLUDES HALLWAYS, BATHROOMS, AND LAUNDRY ROOMS) IS REQUIRED TO HAVE:
- NATURAL LIGHT (WINDOWS OR SKYLIGHTS) SIZED TO A MINIMUM OF 8% OF THE FLOOR AREA OF THE ROOM
 - VENTILATION (OPENABLE PORTION OF WINDOW OR SKYLIGHT) SIZED TO A MINIMUM OF 4% OF THE FLOOR AREA.
- SAFETY GLAZING-WINDOWS**
- GLAZING LESS THAN 60" ABOVE THE DRAIN INLET IN HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS SHALL BE TEMPERED.
 - GLAZING IN FIXED OR OPENABLE PANELS ADJACENT TO A DOOR, WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE, SHALL BE TEMPERED.

- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE SHALL TEMPERED.
- GLAZING IN INDIVIDUAL FIXED OR OPERABLE WINDOWS SHALL BE SAFETY TYPE IF THE WINDOW IN QUESTION MEETS ALL OF THE FOLLOWING CONDITIONS:
 - THE EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
 - THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - THERE ARE ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING

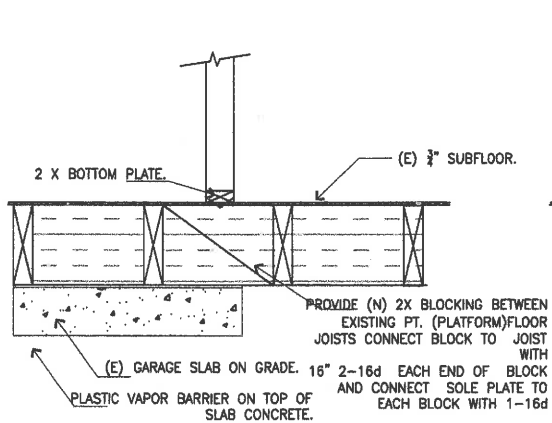
FURNACE NOTES

1. PROVIDE MINIMUM 30"x30" CLEAR WORK SPACE IN FRONT OF ATTIC MOUNTED FAU ON PLATFORM, WITH 24" MIN WIDE X 20' MAX LONG PASSAGEWAY BETWEEN ATTIC OPENING AND HVAC UNIT. CMC 304.4
 2. PROVIDE RECEPTACLE AND LIGHT SWITCH AT ATTIC ACCESS SERVICING LIGHT FIXTURE AT ATTIC APPLIANCE. CMC 304.4.4
- *PROVIDE ANCHORAGE FOR ALL HVAC UNITS PER CMC 303.4.*

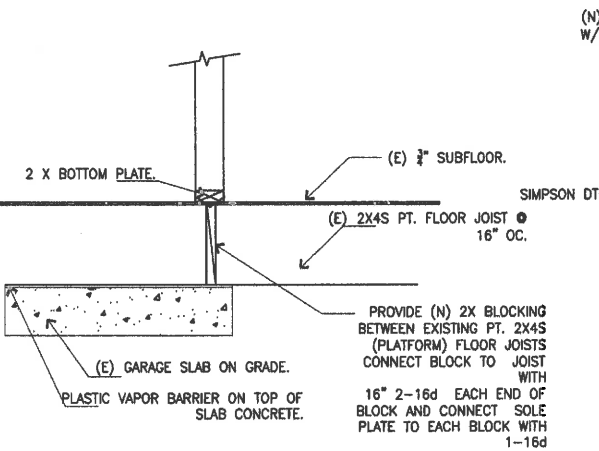
DOOR REQUIREMENTS

- EXTERIOR WOOD DOOR. EACH EXTERIOR WOOD DOOR SHALL BE OF SOLID CORE CONSTRUCTION OF ONE AND THREE-QUARTER INCH THICKNESS EXCEPT THAT SUCH DOOR MAY BE OF HOLLOW CORE CONSTRUCTION OF SIXTEEN-GAUGE SHEET STEEL, OR EQUIVALENT MATERIAL, IS INSTALLED ON THE INSIDE OF THE DOOR AND IS SECURED WITH SCREWS SIX INCHES ON CENTER. SUCH DOOR SHALL BE EQUIPPED WITH A DEADBOLT AND A DEADLATCH AND EACH HINGE SHALL BE SECURED TO THE WOOD JAMB WITH TWO INCH FULL THREAD WOOD SCREWS AND SECURED TO THE DOOR EDGE WITH ONE INCH FULL THREAD WOOD SCREWS.. EXTERIOR DOOR JAMB.
- EACH EXTERIOR DOOR JAMB SHALL BE INSTALLED IN A MANNER TO PREVENT VIOLATION OF THE STRIKE. SUCH JAMB SHALL HAVE STOPS ON THE INSWINGING WOOD DOORS OF ONE-PIECE CONSTRUCTION OR RABBETED OR BE SO CONSTRUCTED AS TO PREVENT THE JAMB FROM BEING BENT OR FRACTURED.
- EXTERIOR OUTSWINGING DOOR. ON EACH EXTERIOR OUTSWINGING DOOR, EACH HINGE SHALL BE A SECURITY-TYPE HINGE.
- EXTERIOR WINDOW. EACH LOCK ON EACH EXTERIOR WINDOW SHALL BE CAPABLE OF WITHSTANDING PRESSURE IN ANY DIRECTION. SUCH WINDOW SHALL NOT LIFT OUT OF ITS TRACK WHEN IN THE LOCKED POSITION. EACH STOP ON THE OUTSIDE WOODEN FRAMED EXTERIOR FIXED WINDOWS MUST BE OF ONE-PIECE CONSTRUCTION OR RABBETED.
- DEADBOLT. EACH DEADBOLT SHALL CONTAIN SAW-RESISTANT MATERIAL, HAVE A ONE INCH THROW OR THREE-QUARTER-INCH THROW IF OF THE HOOK OR EXPANDING TYPE, AND HAVE THE THROW ENCASED IN METAL.
- DEADLATCH-LATCH. EACH DEADLATCH OR LATCH SHALL HAVE A ONE-HALF-INCH THROW.

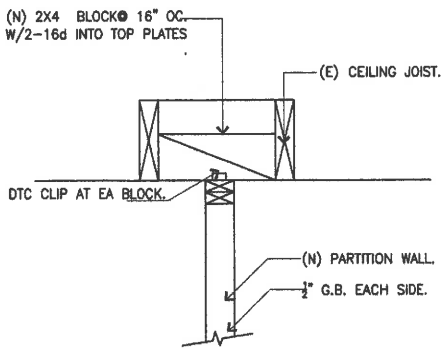
- EXTERIOR DOOR. EACH SINGLE DOOR, THE ACTIVE LEAF OF EACH DOUBLE DOOR, AND BOTTOM LEAF OF EACH DUTCH DOOR, SHALL BE EQUIPPED WITH A DEADBOLT AND DEADLATCH AND MAY BE ACTIVATED BY ONE LOCK OR INDIVIDUAL LOCKS. THE INACTIVE LEAF OF EACH DOUBLE DOOR AND THE UPPER LEAF OF EACH DUTCH DOOR SHALL BE EQUIPPED WITH A FLUSH BOLT OR DEADBOLT.
- GARAGE DOOR. EACH METAL OR WOODEN OVERHEAD AND SLIDING GARAGE DOOR SHALL BE EQUIPPED WITH EITHER A CYLINDER LOCK, A PADLOCK WITH HARDENED STEEL SHACKLE AND HASP, THROWBOLTS, OR AN ELECTRICAL POWER-OPERATED MECHANISM. EACH OF SUCH DOORS WHICH HAS BOTTOM VENTS SHALL BE PROTECTED WITH SECURITY SCREENING IN THE VENTS OR ELSE THE LOCKING MECHANISM SHALL BE INSTALLED MORE THAN FORTY INCHES FROM EACH VENT.



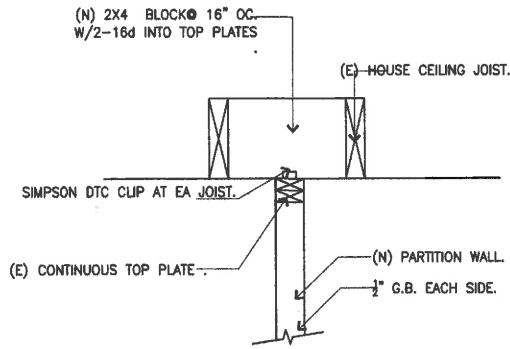
1 NON BEARING WALL BOTTOM PLATE CONECT.PERPENDICULAR TO JOISTS
SCALE: NO TO SCALE



2 NON BEARING WALL BOTTOM PLATE CONECT.PARALLEL TO JOISTS
SCALE: NO TO SCALE



3 NON BEARING WALL TOP CONECTION PARALLEL TO JOISTS
SCALE: NO TO SCALE



4 NON BEARING WALL TOP CONECTION PERPENDICULAR TO JOISTS
SCALE: NO TO SCALE



DESIGNED BY
Brenda K. Huey
B. Muñoz
SEPTEMBER - 2019

OWNER:
MIGUEL A. MACHADO
ADDRESS:
4076 Lambert Rd,
Richmond, CA 94803

PHONE:
(510)932-1114
e-mail:
amachado510@gmail.com
bmbblueprints@gmail.com

PROJECT NAME: **LEGALIZE EXISTING GARAGE
CONVERSION IN LIVING AREA**
PROJECT ADDRESS: **4076 Lambert Rd, El Sobrante , CA 94803
APN: 425040019**

CONTENT:
NOTES AND
DETAILS

















SCALE: AS SHOWN

DRAW BY: B.M.

JOB #: 9172019

SHEET:
A1.2

ELECTRICAL / MECHANICAL / PLUMBING LEGEND

	NEW WATER HEATER		GFCI GROUND FAULT CIRCUIT INTERRUPTER
	NEW FURNACE		MOTION SENSOR OUTDOOR FLOOD LIGHT
	ARC—FAULT CIRCUIT INTERRUPTOR		RECESSED HIGH EFFICACY LIGHT FIXTURE
	DUPLEX RECEPTACLES		SMOKE DETECTOR AND CARBON MONOXIDE COMBO
	EXHAUST FAN SYSTEM		SMOKE DETECTOR
	ELECTRICAL MAIN PANEL		SWITCH LOCATION
	FLUORESCENT GARAGE FIXTURE		WALL LIGHT FIXTURE
	HIGH EFFICACY CEILING LIGHT FIXTURE		WP/GFCI 120 V ARC—FAULT CIRCUIT INTERRUPTOR

ELECTRICAL / MECHANICAL NOTES

- ALL MECHANICAL AND ELECTRICAL WORK TO BE DESIGNED BUILD, INFORMATION PROVIDED FOR REFERENCE ONLY.
- PROVIDE GROUND—FAULT CIRCUIT INTERRUPTERS FOR RECEPTACLES INSTALLED AT BATHROOM AND KITCHEN COUNTERTOP SURFACES.
- AT THE KITCHEN, PROVIDE 2–20 AMP CIRCUITS FOR SMALL APPLIANCES AND A 15 AMP DEDICATED CIRCUIT FOR THE REFRIGERATOR. INDEPENDENTLY, PROVIDE SEPARATE CIRCUITS FOR LIGHTING, APPLIANCE RECEPTACLES, HOOD FANS, DISHWASHERS AND DISPOSALS.
- ALL INSTALLED LUMINARIES MUST BE HIGH EFFICACY CA ENERGY 150.0 (k) 1.A IN EACH BATHROOM AND LAUNDRY ROOM AT LEAST ONE LUMINARIE SHALL BE CONTROLLED BY A VACANCY SENSOR.
- LIGHT FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT.
- SMOKE DETECTORS SHALL BE INSTALLED IN EXISTING BEDROOMS, IN HALLWAYS, AND WITHIN EACH STORY. WHEN DWELLING HAS FUEL—BURNING APPLIANCES OR ATTACHED GARAGE: INSTALL CARBON MONOXIDE ALARM IN HALLWAYS ADJOINING SLEEPING AREAS AT EACH LEVEL. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BATTERY BACKUP.
- PROVIDE AT LEAST ONE FLUORESCENT LIGHT FIXTURE OR APPROVED HIGH EFFICACY LAMPS OF 40 LUMENS PER WATT OR GREATER FOR THE BATHROOM.
- BATHROOM RECEPTACLES SHALL BE INSTALLED ON A DEDICATED 20—AMPERE BRANCH CIRCUIT THAT IS:
 - DEDICATED TO ONLY BATHROOM RECEPTACLES OR,
 - DEDICATED TO THE RECEPTACLES AND LIGHTING WITHIN A SINGLE BATHROOM ONLY.
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 18" FROM STORAGE AREAS. FLUSH MOUNTED SHALL BE 6" AWAY.
- ALL RECEPTACLES, LIGHTING CIRCUITS, SWITCHES AND HARD WIRED SMOKE DETECTORS INSTALLED IN ROOMS OTHER THAN KITCHEN, SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER.
- ALL RECEPTACLES SHALL BE TAMPER RESISTANCE IN ACCORDANCE TO 2016 CEC
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH A 50 CFM MINIMUM EXHAUST FAN AND SHALL COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN
 - EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME. LIGHTING INTEGRAL TO AN EXHAUST FAN MUST BE HIGH—EFFICACY.
 - THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2, TABLE 7.1

PLUMBING NOTES


- ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE, LOCAL CODE, AND EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ONLY WATER DISTRIBUTION PERSONNEL SHALL PERFORM OPERATION OF VALVES ON THE CITY WATER SYSTEM.
- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER—FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS.
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM.
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR.
- CEMENT, FIBER—CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT.
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT.
- INSTALL CLEAN OUTS FOR HORIZONTAL WASTE PIPE PER UPC.
- SLOPE HORIZONTAL WASTE AND VENT PIPE NO LESS THAN 1/4" PER FOOT. VENT PIPE SHALL BE FREE OF SAGS.
- NO PLASTIC PLUMBING PIPE IS ALLOWED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM.
- STUB OUT ALL SERVICES PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- INSULATE HOT WATER PIPE MINIMUM 1/2" THICK.
- PLUMBING VENTS LOCATED WITHIN 10 FEET OF OPERABLE SKYLIGHTS, WINDOWS, DOORS OPENINGS, AIR INTAKES SHALL EXTEND A MINIMUM OF 3 FEET ABOVE SUCH OPENINGS, AND NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET.

WATER EFFICIENT PLUMBING FIXTURES

TYPE OF FIXTURE	REQUIRED WATER—CONSERVING PLUMBING FIXTURE (MAXIMUM FLOW—RATES)
WATER CLOSET	1.28 GALLONS/FLUSH
SHOWERHEAD	2.0 GALLONS/MINUTE AT 80PSI
FAUCET BATHROOM	1.2 GALLONS/MINUTE AT 60 PSI MAX.LAVATORY FAUCET (FAUCET BATHROOM) CGBC 4.303.1.4.1

NON—COMPLIANT PLUMBING FIXTURES MUST BE REPLACED WITH WATER—CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ADDITIONS, ALTERATIONS OR IMPROVEMENTS PERMITS FOR ANY OF THESE TYPES OF WORK WILL BE REQUIRED TO REPLACE PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE LOCAL BUILDING DEPARTMENT. (APPLIES ONLY TO PROPERTIES BUILT ON OR BEFORE JANUARY 1, 1994.)

REVISIONBY



OWNER:

MIGUEL A. MACHADO

ADDRESS:

4076 Lambert Rd,
Richmond, CA 94803

PHONE:

(510)932-1114
e-mail:
amachado510@gmail.com
bmblueprints@gmail.com

PROJECT NAME: LEGALIZE EXISTING GARAGE
CONVERSION IN LIVING AREA

PROJECT ADDRESS: 4076 Lambert Rd, El Sobrante , CA 94803
APN: 425040019

CONTENT:

ELECTRICAL AND
PLUMBING NOTES

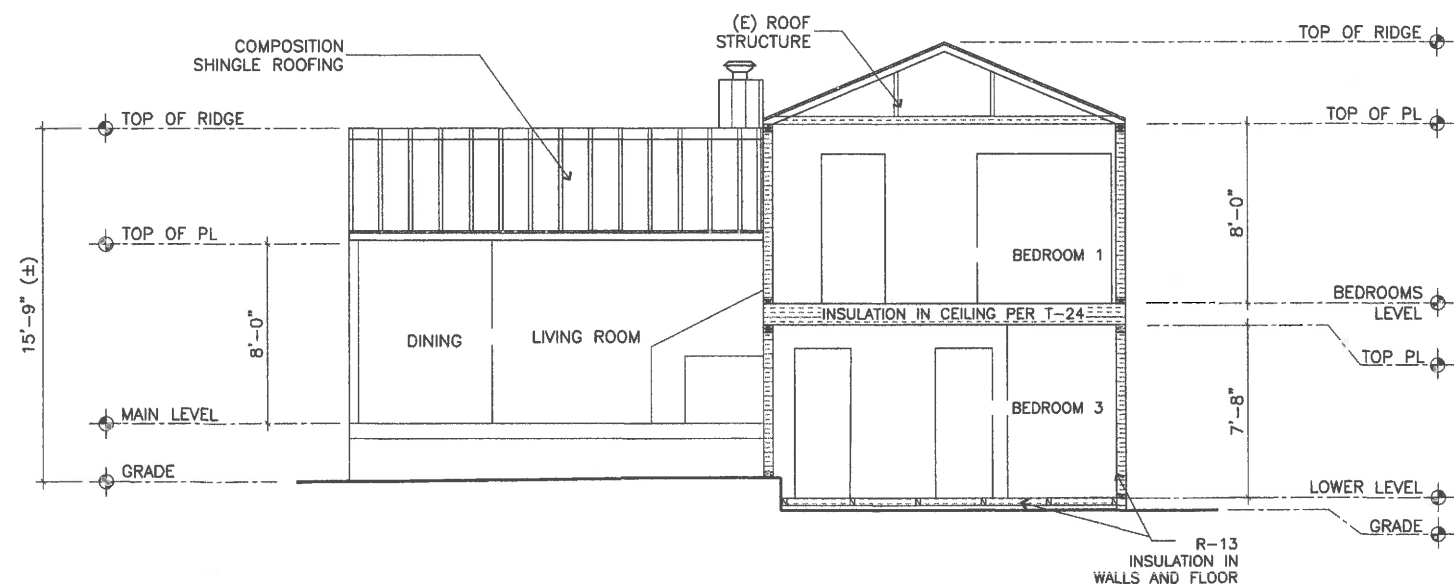
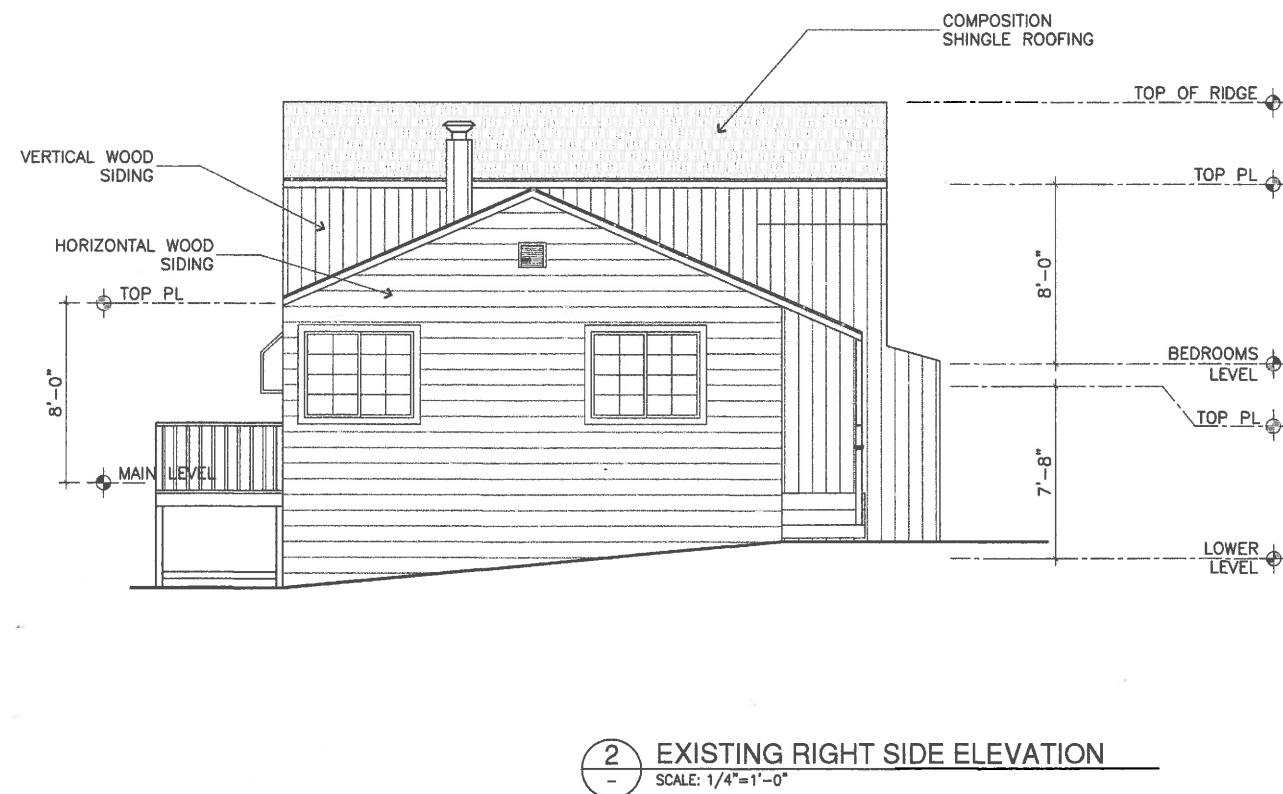
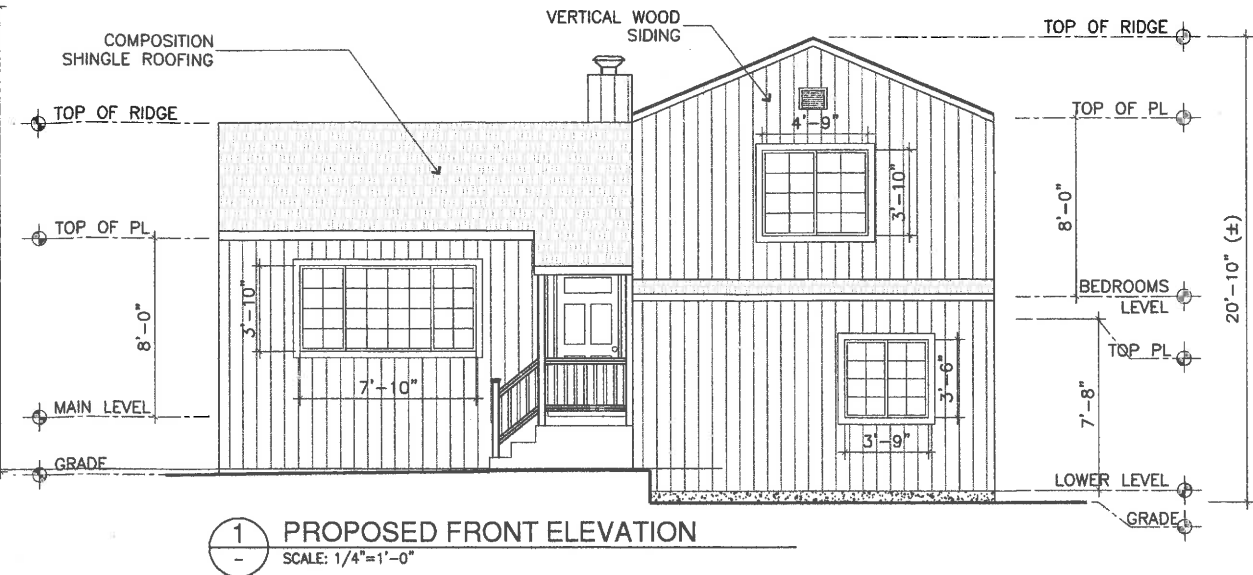
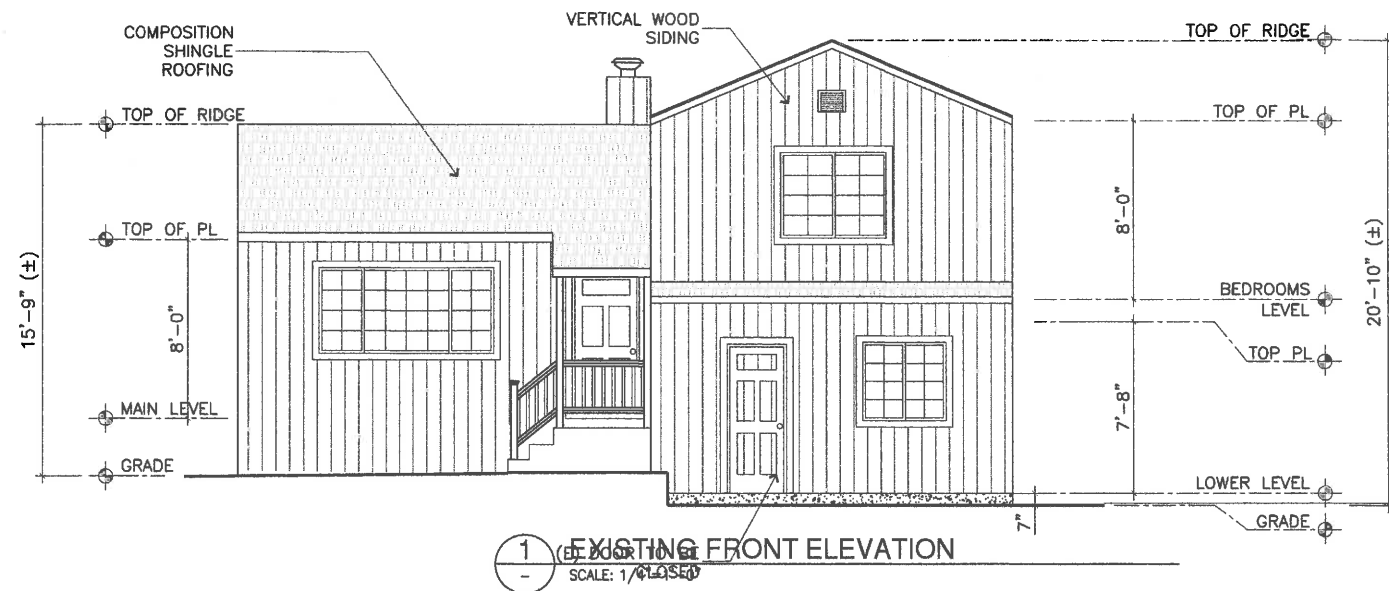
SCALE: AS SHOWN

DRAW BY: B.M.

JOB #: 9172019

SHEET:

A1.3



Brenda M. Muñoz
B. Muñoz
SEPTEMBER - 2019

OWNER:
MIGUEL A. MACHADO
ADDRESS:
4076 Lambert Rd,
Richmond, CA 94803

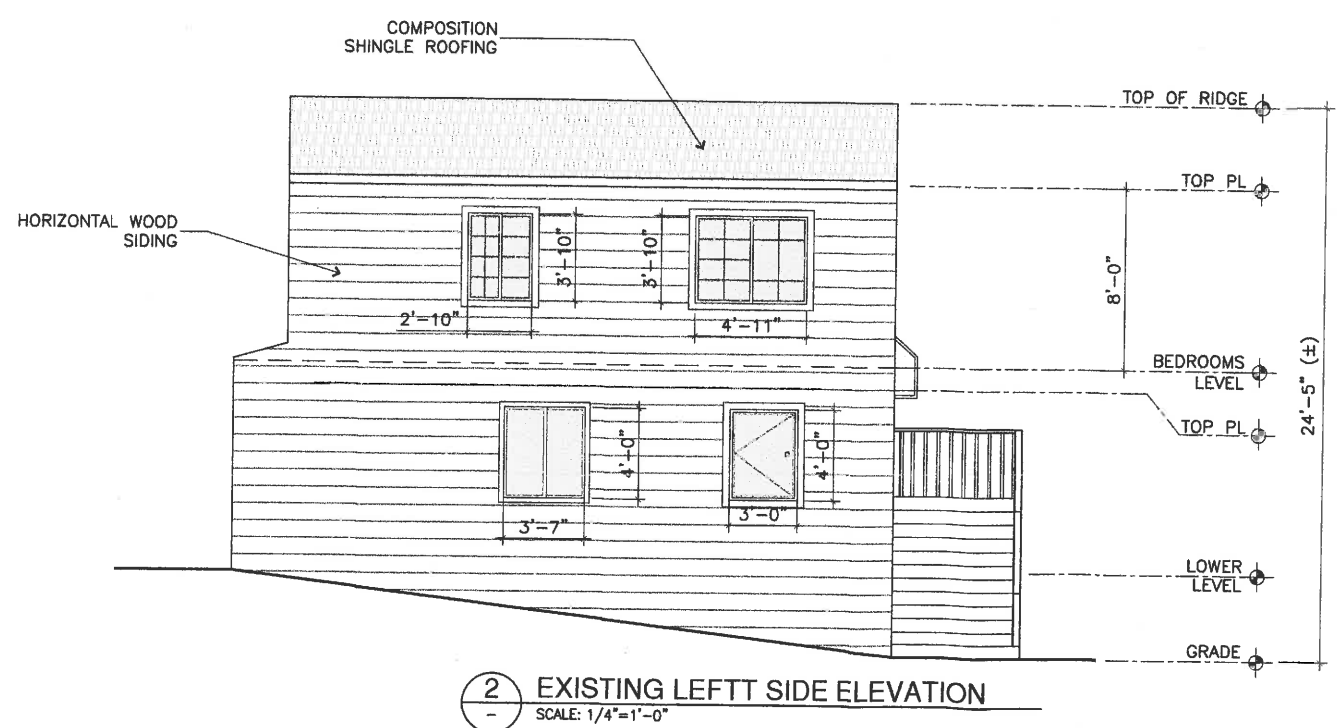
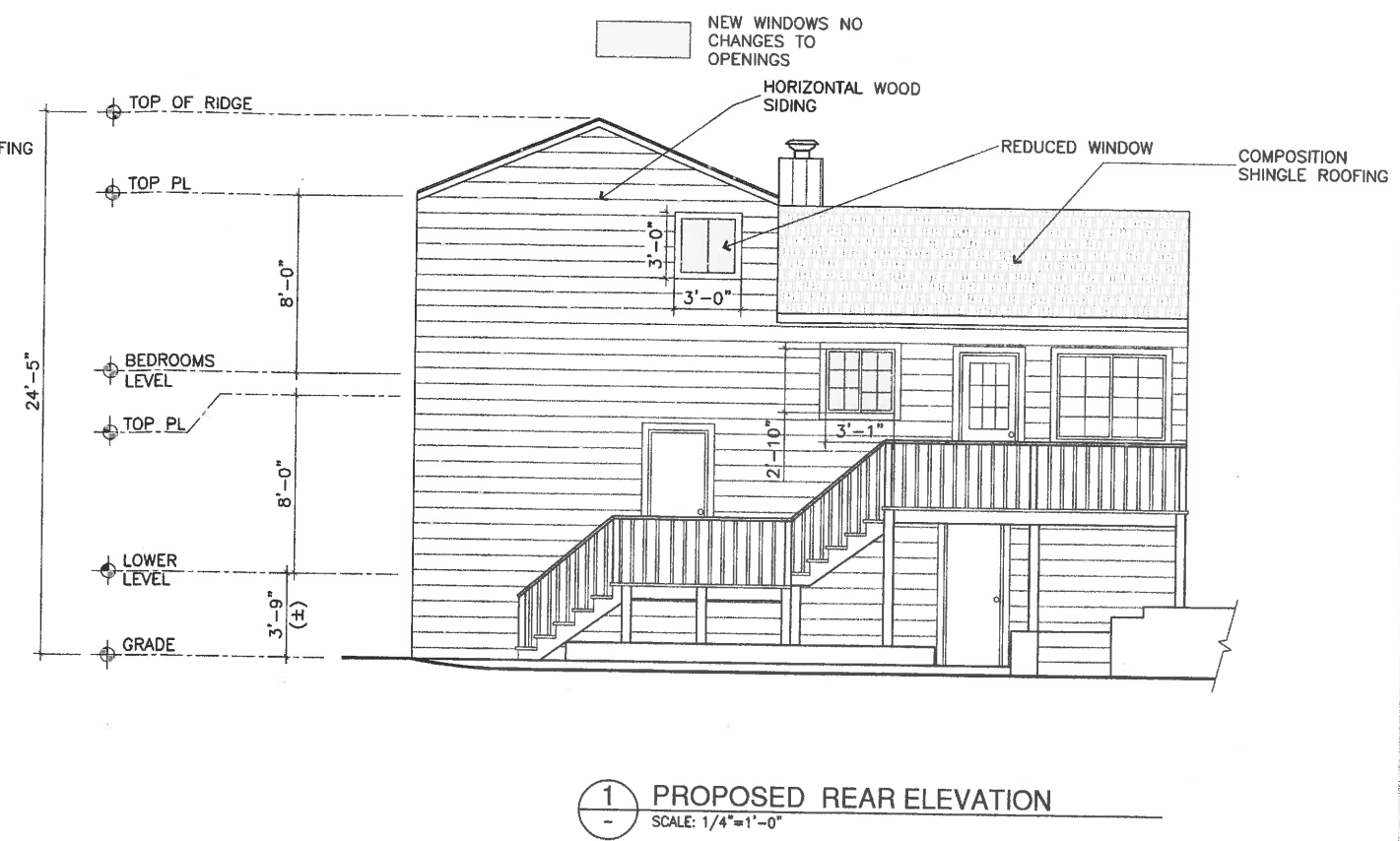
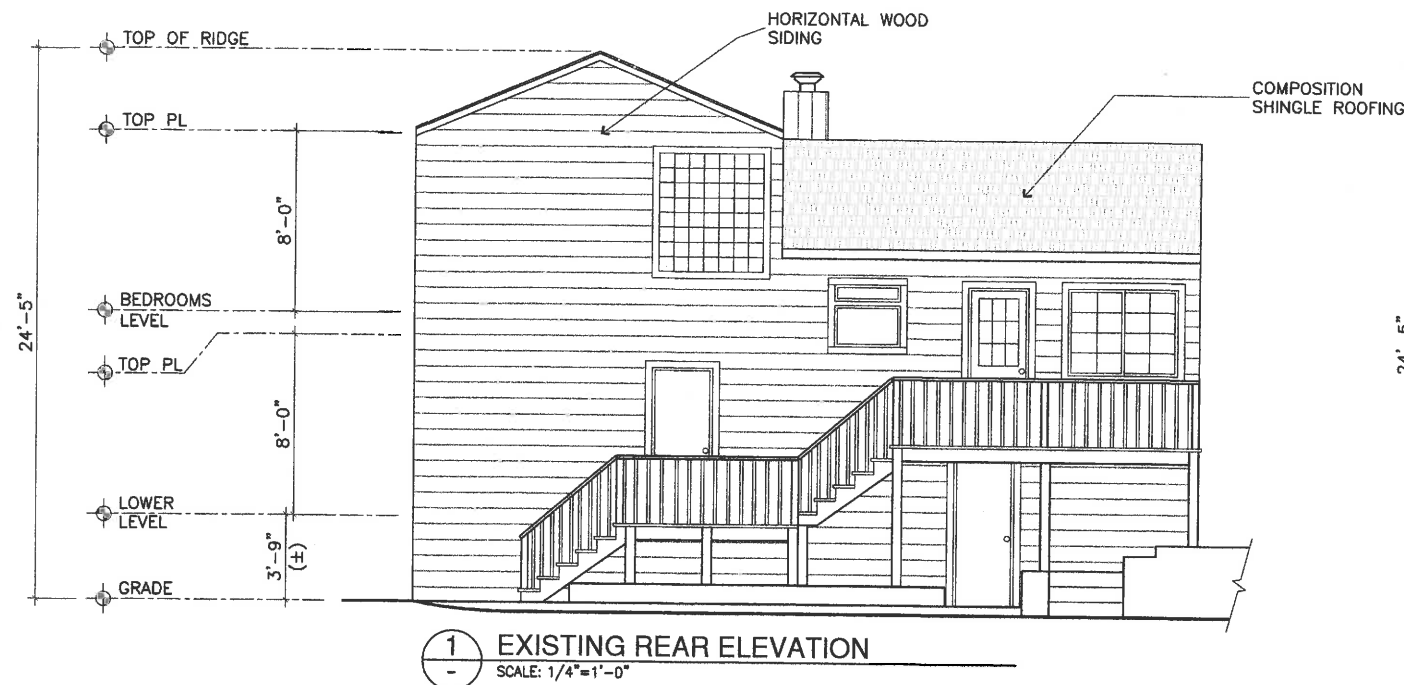
PHONE:
(510)932-1114
e-mail:
amachado510@gmail.com
bmbblueprints@gmail.com

PROJECT NAME: **LEGALIZE EXISTING GARAGE
CONVERSION IN LIVING AREA**
PROJECT ADDRESS:
4076 Lambert Rd, El Sobrante, CA 94803
APN: 425040019


CONTENT:
ELEVATIONS

SCALE: AS SHOWN
DRAW BY: B.M.
JOB #: 9172019

SHEET:
A2.0



REVISION	BY



Brenda K. Massey
B. Muñoz
SEPTEMBER - 2019

OWNER:
MIGUEL A. MACHADO

ADDRESS:
4076 Lambert Rd,
Richmond, CA 94803

PHONE:
(510)932-1114
e-mail:
amachado510@gmail.com
bmbblueprints@gmail.com

PROJECT NAME: **LEGALIZE EXISTING GARAGE
CONVERSION IN LIVING AREA**

PROJECT ADDRESS:
4076 Lambert Rd, El Sobrante , CA 94803
APN: 425040019

CONTENT:
ELEVATIONS

SCALE: AS SHOWN

DRAW BY: **B.M.**

JOB #: 9172019

SHEET:
A2.1

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 7, 2019

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:
2. VARIANCE: CLOSED PUBLIC HEARING
- 2a. JUDITH BERGER (Owner) - VINCENT AMMIRATO (Applicant), County File #VR18-1038: The applicant is seeking approval of a variance permit to allow a 4.51-foot rear yard, where 15 feet is required, to legalize an existing 360 square-foot patio cover added to the rear of an existing residence without permits. A previous owner added the as-built patio cover to the western side of the residence, adjacent to the living room. The patio cover has a maximum height of 12.5 feet. The property is located at 63 Crest Avenue in the Alamo area. (Zoning: R-20 Single-Family Residential) (Assessor's Parcel Number: 188-231-018) (Continued from 09/16/19 RH) AV Staff Report
3. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING
- 3a. FLAVIO MORAIS (Applicant & Owner), County File #DP18-3034: A request for approval of a Development Plan with a Small Lot Design Review to construct a new single-family residence that is approximately 2,600 square feet with an attached 450-square-foot garage on a vacant lot. The subject property is a vacant parcel located between 5995 and 6001 Dimm Way in the East Richmond Heights neighborhood. (Zoning: Single-Family Residential (R-6) (APN: 418-132-026)(Continued from 09/16/19 RH) GF Staff Report
4. LAND USE PERMIT: PUBLIC HEARING
- 4a. SHIN HO KIM (Applicant) - BARBARA JAGEMAN (Owner), County File #LP19-2022: A request for approval of a land use permit to allow take-out food for a new Japanese restaurant (Sakana Sushi & Roll) within an existing building. The project is located at 303 Arlington Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: Retail Business District (R-B), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV)) (Assessor's Parcel Number: 570-100-020) SJ Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. MIKE POURZAND (Applicant & Owner), County File #DP18-3011: A request for approval of a Kensington Design Review Development Plan to revise plans approved under County File #KR17-0013 for the construction of a single-family residence. The revised project is for a residence with a gross floor area of 4,730 square-feet where the gross floor area threshold for the property is 2,900 square feet. The revised plans also include a variance to allow a portion of the driveway structure within the front setback area. The property is located at 20 Kerr Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV)) (Assessor's Parcel Number: 572-021-001) SJ Staff Report

3:30 P.M.

1. PUBLIC COMMENTS:
2. DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING
- 2a. THE HANOVER COMPANY (Applicant) - 3000 DEL HOMBRE HOLDINGS LLC, HAIGOUSH HEIDI AND CHRISTINA KOHLER, BENJAMIN AND TOSHIKO MCKEEN, CHARLES AND JUDITH DUNCAN, RECO INVESTORS LLC (Owners), County Files # GP18-0002, RZ18-3245, MS18-0010, DP18-3031: The project applicant proposes to build a 284-unit six-story podium apartment community on a 2.37-acre site located in central Contra Costa County and adjacent to the Pleasant Hill/Contra Costa Centre Bay Area Rapid Transit (BART) Station. The project will require approval of a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to Planned Unit District (P-1), a minor subdivision, and a Final Development Plan to allow the construction of the apartments including variances to the lot size for rezoning a less than 5-acre property to P-1 and 10-foot setback requirement from a public road, and an exception from Title 9 for drainage requirements. The project also includes the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and impacts to approximately 28 additional trees, and grading of approximately 29,000 cubic yards. The project also includes a State density bonus of 20 percent (237 units to 284 units), a concession to provide 24 moderate-income units and a request for a reduction of the development standard to allow a driveway aisle width of 24 feet. The project site is approximately 2.37 acres addressed as 3010, 3018, 3050, 3070 Del Hombre Lane and 112 Roble Road in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential District, R-15 and Planned Unit District, P-1) (APNs: 148-170-001, 022, 037, 041, 042)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

~ C A N C E L L E D ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, OCTOBER 9, 2019

30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 23, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

El Sobrante's 16th Annual *Clean-Up Day* Saturday, October 12, 2019

Sponsored by Supervisor John Gioia, Republic Services, El Sobrante MAC, El Sobrante Chamber of Commerce, Boys & Girls Club of Contra Costa, DGH Outfitters and Moose Lodge #550

8:30 a.m. – 12 noon
(or until dumpsters are full)
First come, first served
Rain or shine!

Moose Lodge #550
4660 Appian Way

Guidelines

- ◇ **MUST** show proof of residency in **UNINCORPORATED** El Sobrante (California driver's license, property tax bill, or PG&E monthly statement)
- ◇ One car load or small pick-up per household (absolutely no U-Hauls or trailers)
- ◇ **You must unload your own items**

No commercial waste or any of the following will be accepted:

No tires

No hazardous waste (paint, adhesives, batteries, solvents, aerosol, photo chemicals, antifreeze, fertilizers, pesticides, insecticides, poisons, asbestos, etc.)

No pharmaceuticals, including pills, syrups, inhalers

No food waste

No mattresses

Information on how and where to dispose of non-permitted items is available at www.recyclemore.com

For more information, contact James Lyons @ 510-231-8692 or james.lyons@bos.cccounty.us



Recycling and Disposal Services for

Residents of El Sobrante

For a comprehensive local guide, see: <http://www.recyclemore.com> or call 1-800-clean-up

Garbage Collection

Republic Services • 510-262-7100

To start or stop service, billing inquiries, missed pickups, cart replacement, extra pick-up, or to find out the day for green waste or blue recycling pick-up.

Household Hazardous Waste

West County Household Hazardous Waste • 1-888-412-9277

For disposal including used motor oil, paint, pesticides, solvent, pool chemicals, pesticides, batteries, thermometers, spray cans, computer monitors and TVs. Open drop-off 9am to 4pm Thursdays, Fridays and the first Saturday of every month at 101 Pittsburg Avenue off the Richmond Parkway.

Seniors and disabled residents of El Sobrante call for free hazardous waste pick-up appointment: 1-800-449-7587.

Used Motor Oil

Recycling Centers • www.recyclemore.com • 1-800-CLEAN-UP

Reuse

Goodwill Donation Information • 510-534-6666

Salvation Army • 1-800-958-7825

Thrift Town • 510-222-8696

Solid Waste and Recycling

20-20 Recycling Centers (CA Redemption Center) • 1-800-883-2274

West Contra Costa Sanitary Landfill • 510-970-7246

West County Resource Recovery • 510-412-4500

Sims Metal (scrap metal recycler) • 510-412-5300

Pick-n-Pull Auto Dismantlers • 510-233-7341

West Contra Costa Integrated Waste Management • 510-215-3125

Other

Mosquito Abatement • 925-685-9301

East Bay Regional Parks • 1-888-EBPARKS

Tires

Many tire dealers take tires for recycling, including Big-O Tires and locally, Larry's Tire Express in El Sobrante. Please call ahead to confirm.



El Sobrante Chamber of Commerce

Hometown Holiday Faire

Saturday, November 30th, 2019

10am – 3pm

Masonic Hall, 5050 El Portal Drive, El Sobrante

Vendor Application

We are pleased to announce that the El Sobrante Chamber of Commerce will hold its *3rd Annual Hometown Holiday Faire*. If you would like to participate as a vendor, please complete and return this form on or before **October 15th, 2019**. A committee will review all applications. **Vendor fee is \$25**. Please do not submit payment until you are notified that you have been selected.

Please print clearly.

Name of Vendor: _____

Address: _____

Preferred Phone: () _____ (home/cell/work)

Email: _____ Website: _____

Brief description of what you will be selling:

Please attach a photo of items that you will be selling. Items must be handcrafted.

Fee includes 1 - 6' table (\$25.00) or 2 - 6' tables (\$40) and two chairs. No refunds will be issued to confirmed applicants after **November 1, 2019**

Return completed forms to:

El Sobrante Chamber of Commerce, Attention: Hometown Holiday Faire
3769-B San Pablo Dam Road, El Sobrante, CA 94803

Questions? Contact Marie Carayanis at mariecofces@yahoo.com.

**El Sobrante Chamber of
Commerce presents**
**Spaghetti Western
Fundraiser Dinner
& Dance**

October 19, 2019 - 5 pm

**Banquet Hall @ Elk's Lodge
3931 San Pablo Dam Rd. El Sobrante**

**Spaghetti Dinner, DJ, Raffle and more
Proceeds benefit the ESCC Scholarship Fund
- Tickets \$ 25 per person**



**For More Information go to: www.elsobrantechamber.com or
call 510-223-0757**